



- Town centre retail and office investment with development potential (STP)
- Incl parking at rear - attractive freehold opportunity
- Current annual income £40,750 pa (gross)
- Guide Price £525,000 (offers) - 7.76% gross

5-13 New Brook Street, Ilkley, LS29 8DQ

First Floor, 35 The Grove, Ilkley, LS29 9NJ  
Email: [alastair@atkinsonassoc.co.uk](mailto:alastair@atkinsonassoc.co.uk)

## Location & Description

The property comprises a long established terrace of 4 Retail Units at Ground level (Nos 5/7, 11 & 13) having Offices over at First Floor (No 11), all being of substantial traditional construction and with the particular benefit of private parking at the rear.

Each of the lettings are self-contained (with separately metered services), Nos 5/7 occupied together (popular café/deli), as are Nos 9/11, the latter representing a ground floor reception for the first floor solicitors' offices (No 9).

The site includes private parking at the rear (subject to rights across for Nos 1-3 to the north).

New Brook Street is a busy route into the town, the property visible/prominent to the main A65 through road, all immediately to the North of the prime shopping area and central car park - nearby occupiers including Boots, Timpson/Johnsons, Greggs etc

Ilkley (population. Approx. 15,000) is a very popular Wharfedale town approx. 15 miles North West of Leeds and 12 miles West of Harrogate, offering residents a choice of quality retail and leisure as well as being a popular destination for visitors.

The premises have a strong record of occupation, the current tenants all long established (see attached schedule).

## Leases

The units are let on broadly uniform terms (tenant internal repairing and insuring with part responsibility for common areas), all in accordance with the detailed schedule below. Copy leases are available on request.

## Planning

The property is within the town centre conservation area although none of the buildings is listed.

Interested parties should direct planning enquiries to Bradford MBC Planning Office – tel. 01274 433807.

## Guide Price

£525,000 (offers)

A purchase at the above guide would yield a return of 7.76% gross (7.36% after allowance for acquisition costs at 5.5%).

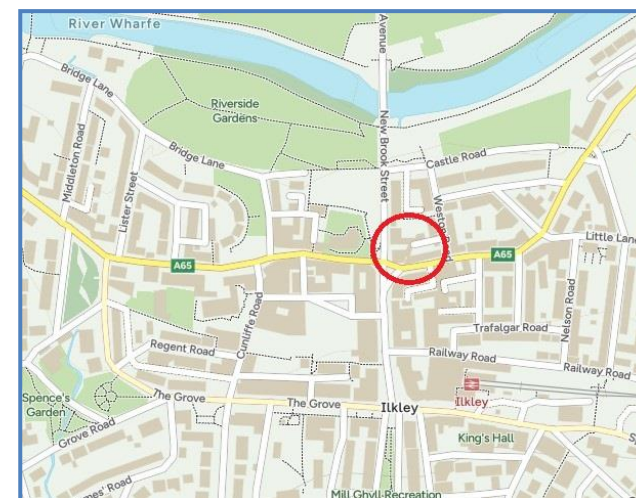
Note: - the sale will be subject to an overage provision triggered by a grant of planning consent (50% of any uplift in value as a result for a period of 10 years following the sale).

## VAT

Not applicable.

## Tenure

The overriding tenure of the property is Freehold



## Viewing

Strictly by arrangement with the sole agents -  
**(Ref: Alastair McDowell)**

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M: 07889 719536

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## Lease Schedule

Unit	Tenant	Term	Rent p.a.	Rent Review (*)	Tenant Break	EPC	Rateable Value	Tenant occupied from
5-7 (*)	Sally-Anne Brumfitt & Amy Metcalf	10 yrs from 08.09.20	£14,000	08.09.25 (with reference to RPI)	08.09.25/08.09.27 (6 m notice)	B(40)	£12,000	2020
9 (**)	Read Dunn Connell Limited	5 yrs from 21.08.24	£9,500	-	21.08.27 (6 m notice)	D (94)	£8,400 ( 9 & 11 combined)	2010
11 (**)	Read Dunn Connell Limited	5 yrs from 21.08.24	£8,250	-	21.08.27 (6 m notice)	D (94)	£8,400 ( 9 & 11 combined)	2015
13	Maroof Hussain & Javed Hussain	10 yrs from 02.02.19	£7,800	02.02.24 (Upwards only - Market Rent)		C (70)	£5,500	1990
Garages	Philip Lonergan	Annual Licence wef 01.10.93	£1200	-	-	-	-	-
<b>TOTAL</b>			<b>£40,750</b>					

### Notes:

- All leases Landlord & Tenant Act 1954 (ss24-28) included.
- Landlord insures the buildings (\*\*\*) recovering the premium from the tenants annually.

(\*) lease demise includes 2 garages at the rear (storage).

(\*\*) repairing liabilities in respect of Nos 9/11 are limited by reference to photo schedule of condition.

(\*\*\*) the garages are not insured.



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