

TO LET

M Nabarro
McAllister

Ground floor & basement retail shop

10 COWPASTURE ROAD, LKLEY LS29 8SR



- Short parade
- Walking distance of town centre
- Close to railway station

RENT : £15,000 per annum

1246 sq ft (116 m²)

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LOCATION

The property stands on a parade of 6 units just a short walking distance from Ilkley Town Centre and immediately opposite the Ilkley Railway Station and Tesco supermarket. Parking is available on the street immediately outside the premises. The nearby centres of Skipton and Otley are readily accessible.

DESCRIPTION

The property comprises the ground floor and basement forming part of a 5-storey, mid terraced building being of traditional construction with walls built in stone under a slated pitched roof. The property has a double fronted timber and glazed shop window with arcade entrance.

ACCOMMODATION

	m2	ft2
GROUND FLOOR		
SALES AREA & DISPENSARIES	66	708
WC		
BASEMENT		
DISPENSARY & STORES	50	538
TOTAL	116	1246

SERVICES

The property benefits from mains water, drainage and electric. There is some air conditioning installed. No test of the services has been made and interested parties should rely on their own inspection.

RATEABLE VALUE

The property has the above entry in the 2023 Rating Assessments List. Interested parties should confirm these with the Local Authority.

Small business rates relief may be available and interested parties should make enquiries of the local rating authority.

Rateable Value (2023)	Estimated rates payable
£5,100	£2,550

It may be that occupiers will be able to claim small business rates relief and the appropriate enquiries should be made of the local rating authority.

PLANNING

The property has been in retail use. Any enquiries for change of use should be made through Leeds City Council.

RENTAL

Offers in the region of £15,000 per annum exclusive.

TENURE

The property is offered on a new effective full repairing and insuring lease for a term of 5 years or multiples of 5 years.

VAT

Our client advises that VAT is not applicable on this transaction. Your legal advisors should verify.

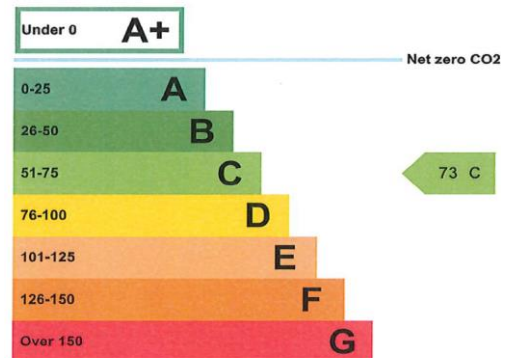
LEGAL COSTS

The ingoing tenant is to be responsible for the landlord's reasonable legal costs in connection with the preparation of the lease.

EPC

Energy rating and score

This property's energy rating is C.



VIEWING

By appointment only
Nabarro McAllister

0113 266 7666

info@nabarromcallister.co.uk

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REF: MARCH 2024

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Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise states, all prices are quoted exclusive of VAT.

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