

MODERN SF OFFICE SUITE TO LET



10/12 THE GROVE, ILKLEY, LS29 9EG

- 896 sq. ft (83.24 sq.m)
- Second Floor Office Suite with Third Floor storage.
- Prosperous dormitory town
- Attractive period entrance fronting the Grove

Tel: 0113 244 9020 / www.bht.uk.com

LOCATION

The prosperous dormitory town of Ilkley is situated 6 miles west of Otley, 17 miles north west of Leeds, 16 miles north of Bradford and 12 miles west of Harrogate in the picturesque Wharfe Valley.

It benefits from an excellent rail service to the Leeds and Bradford conurbation.

The town has a high proportion of middle/upper class residents, 38.1% being higher intermediate managerial/professional compared with the UK average of 21.7% with 82.7% being home-owners compared to the UK average of 66%.

SITUATION

The property is in a prime location close to the junction with Brook Street, with occupiers nearby including Oliver Bonas, JoJo Maman Bebe, White Stuff, Grove Bookshop, Lister Horsfall, Fat Face and Crew Clothing.

DESCRIPTION

The property comprises a second floor office suite above The Grove Bookshop. The suite comprises 3 private office rooms, staff kitchen and wc facilities at second floor and storage at 3rd floor, with an attractive period entrance providing access from the Grove.

ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and has the following approximate areas:-

SF Office	58.53 sq.m	630 sq.ft
TF Storage	24.71 sq.m	266 sq.ft
TOTAL	83.24 sq.m	896 sq.ft

TERMS

The suite is available by way of an effective Fully Repairing and Insuring Lease for a term of years to be agreed at a rent of **£12,200 per annum exclusive** -

RATES

We understand the property is assessed as follows:-

Rateable Value - £5,700

Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

ENERGY PERFORMANCE CERTIFICATE

Awaiting reassessment.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

FURTHER INFORMATION/VIEWING:

Tom Grimshaw

T: 0113 244 9020

M: 07827 965146

E: tom@bht.uk.com

Flynn Burgess

T: 0113 244 9020

M: 07402 653 238

E: flynn@bht.uk.com

Subject to Contract
Aug 23

Microrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.