



Bar/Restaurant Opportunity

Leasehold

Offers in Excess of **£29,500**

Bar/Restaurant Opportunity, Brook Street, Ilkley, Leeds, LS29 8DE

AT A GLANCE

- Opportunity for a new Restaurant/Bar Operation
- Arranged Over 3 Floors
- Circa 50 Covers
- Excellent Location in Ilkley Town Centre
- Bi Folding Glass Doors
- Current Rent of £26,000 PA

Viewing And Further Information

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PROPERTY

A mid terrace stone built property under a pitched slate roof.

Inner entrance porch leading through to the bar area having exposed stone walls, polished wood flooring and approximately 14 covers on fixed perimeter seating and chairs around rustic timber tables and having Bi Folding glass doors to the front opening out onto Brook Street, ladies and gentleman's toilets. Stairs leading to the first floor which provides seating for approximately 36 cover on chairs and booth style seating and again having a feature exposed stone wall and a corner bar/service area. Stairs leading to the second floor which is currently used for storage but the restaurant area could be extended to create further covers if required. the commercial catering kitchen is located in the basement and has a range of commercial catering equipment with extraction with a separate prep/wash up area.

PLANNING

The property is not listed or in a flood zone. Prospective purchasers are advised to make their own enquiries.

UTILITIES

All services are connected.

MEASUREMENTS

Total site area extends to 0.016 acres. Total floor area extends to 2,028 sq Ft spread over 3 floors.

FIXTURES & FITTINGS

The sale will include some fixtures and fittings, however the seller will be removing branded items and items connected to the current trading style. Interested parties will be furnished with a list of items being removed from the property.



THE BUSINESS

The business currently operates as a restaurant trading on limited hours of just 24 hours pw. The seller is relocating to bigger premises in the town and will be keeping the name and trading style so the business itself is not for sale.

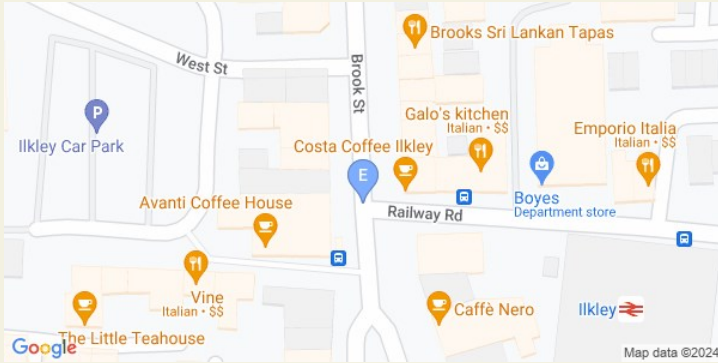
RATES & CHARGES

The Rateable Value has been assessed at £25,750. The business rates are administered by Leeds City Council.

TENURE

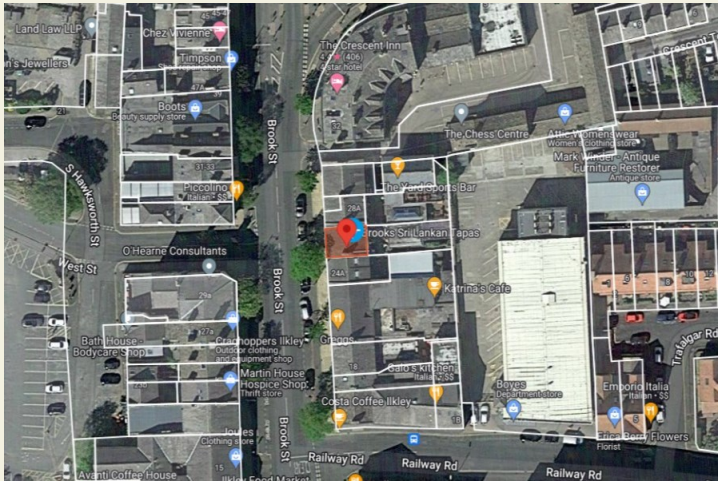
Leasehold. a 5 year lease from October 2021 at a passing rent of £26,000 PA



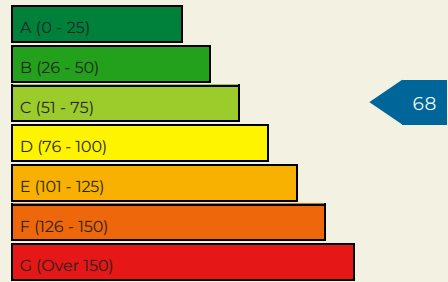


LOCATION

Brooks occupies a prime trading position in the historic town of Ilkley fronting Brook Street, the main thoroughfare through the town. Ilkley is an affluent spa town and has been named as one of the most desirable places to live in the UK, the town itself has a number of good quality pubs, restaurants, bars and other eateries throughout the town which are frequented by locals and the high degree of tourists that visit the town and the famous Ilkley Moor all year round.



EPC



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