

Heaney  
Micklethwaite

Commercial Property Consultants

## INVESTMENT FOR SALE



**11/13 THE GROVE  
ILKLEY  
LS29 9LW**

11/13 The Grove, Ilkley

## LOCATION:

The property is located on The Grove in Ilkley town centre and forms part of a parade of similar properties. The majority of the parade is occupied by Dale Eddison Estate Agents and Santander are also represented.

## DESCRIPTION:

The property comprises a four storey brick built shop unit under a slate roof with a rendered façade. The ground floor has a timber framed plate glass shop front and entrance to the upper floors. The ground floor and basement are occupied by an estate agent, the first floor is occupied by a long established hairdresser, Harvey & Co and the second and third floors are a self contained maisonette.

## ACCOMMODATION:

The accommodation with the following approximate floor areas comprises:-

### Ground Floor

Sales Area	413 sq ft	38.36 sqm
Basement	476 sq ft	44.22 sqm

### First Floor

Hair Salon, Reception, Kitchen	468 sq ft	43.47 sqm
--------------------------------	-----------	-----------

### Second and Third Floors

Maisonette with gas fired central heating comprising:-

Living Room

Kitchen

Bathroom

2 Bedrooms with fitted wardrobes

Shower Room and WC

## TENANCIES:

The ground floor and basement is let on a lease to Dale Eddison Limited from 1 October 2023 until 30 September 2033 at a rent of £18,460 per annum, subject to a rent review on 1 October 2028. There is a tenant break on 1 October 2028.

The first floor is let on a lease which expired on 28 September 2013 and the tenant is holding over under the 1954 Act rules at a rent of £8,500 per annum.

The maisonette is vacant.

11/13 The Grove, Ilkley

**TENURE:**

Freehold subject to the existing leases.

**PRICE:**

Offers in the region of £650,000 are invited for the freehold interest.

**VAT:**

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

**ANTI-MONEY LAUNDERING:**

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser prior to instructing solicitors.

**VIEWING:**

Strictly by appointment through this office.

**SUBJECT TO CONTRACT AND AVAILABILITY  
ALL DIMENSIONS AND AREAS ARE APPROXIMATE**

# Energy performance certificate (EPC)

11 The Grove ILKLEY LS29 9LW	Energy rating <h2 style="text-align: center;">C</h2>	Valid until: <b>22 November 2032</b> <hr/> Certificate number: 4299-1477-3536-2073-3998
------------------------------------	---	--

Property type	Retail/Financial and Professional Services
Total floor area	54 square metres

## Rules on letting this property

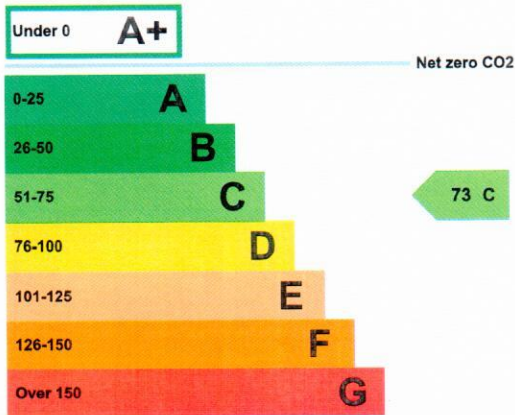
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



# Energy performance certificate (EPC)

13 The Grove  
ILKLEY  
LS29 9LW

Energy rating

**C**

Valid until: **23 November 2032**

Certificate number: **0851-6009-4862-8276-2111**

Property type **Retail/Financial and Professional Services**

Total floor area **110 square metres**

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

