



TO LET

PROMINENT RETAIL UNIT

1,790 Sq Ft (166.29 Sq M)

- ◆ Excellent town centre location
- ◆ Well proportioned ground floor unit
- ◆ Potential for alternative uses (STP)
- ◆ New lease available

20, Brook Street
Ilkley, LS29 8DE

LOCATION

Situated in the Wharfe Valley, Ilkley, is a very popular and affluent Spa Town. The subject property is prominently situated on Brook Street close to its intersection with Leeds Road (A65). Brook Street is the prime shopping street in the centre of the town.

DESCRIPTION

The unit comprises a ground floor retail unit which is well proportioned and has the benefit of a full width prominent shop front. The premises were most recently used for retail use by The Card Factory and would be suitable for a wide variety of retail businesses. The property might also be suitable for alternative uses, subject to the necessary change of use planning permission being obtained.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (6th Edn) the property provides a Net Internal Area of:

Sales:- 1,300 Sq ft.
Ancillary:- 490 sq ft

RATES

Shop and Premises

Rateable Value:	£43,250
Rates Payable (2019/2020):	£21,235.75



TERMS

The property is available by way of a new effective full repairing and insuring lease for a term to be negotiated and agreed at a commencing rental of £40,000 per annum exclusive of VAT, business rates, utility costs, insurance and all other outgoings.

EPC

The property has been assessed as having an energy performance asset rating of B46

VAT

The property is elected for VAT and therefore VAT is payable on the rent.

For viewing arrangements or to obtain further information please contact:

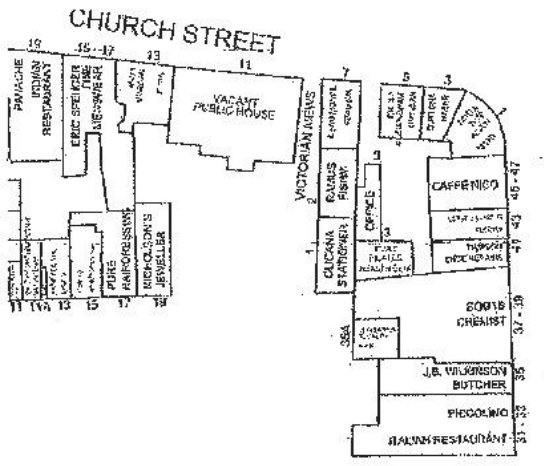
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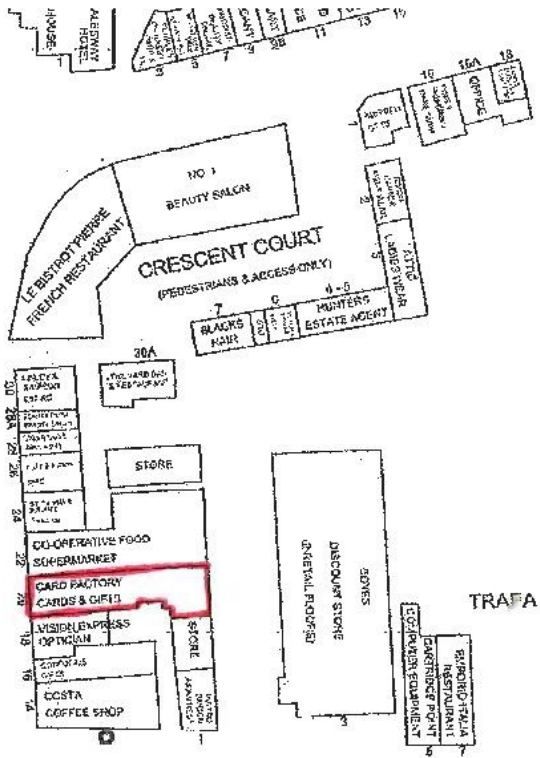
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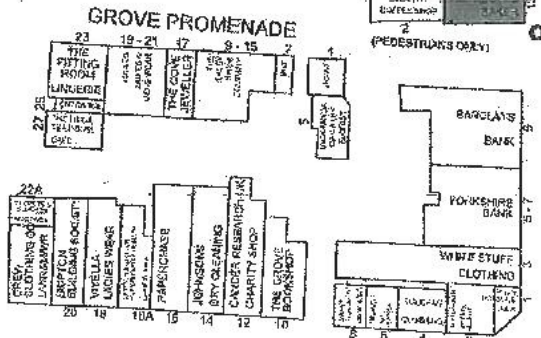
WEST STREET

BROOK STREET



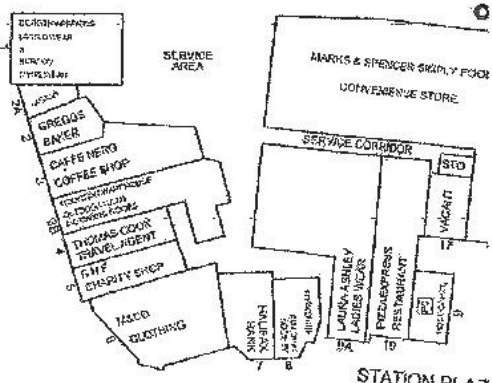
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(PEDESTRIANS & ACCESS ONLY)

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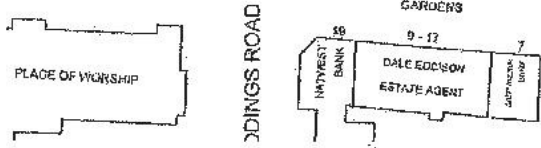


GROVE PROMENADE

THE GROVE



STATION PLAZ



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