



APPROXIMATELY 1,073 SQ FT

DESCRIPTION

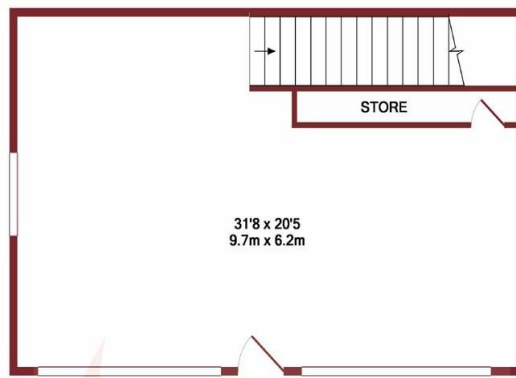
An opportunity to lease an open plan retail unit based over ground and first floors. The property is currently occupied by 'Hush' retailers but would suit a variety of retail users when available in January 2020. Benefits include a large double frontage, rear access as well dedicated kitchen and WC facilities.

The premises occupies a prime retail position in the centre of Ilkley with local occupiers including Jigsaw, Oasis, cafe Nero, Costa Coffee and Whistle among others.

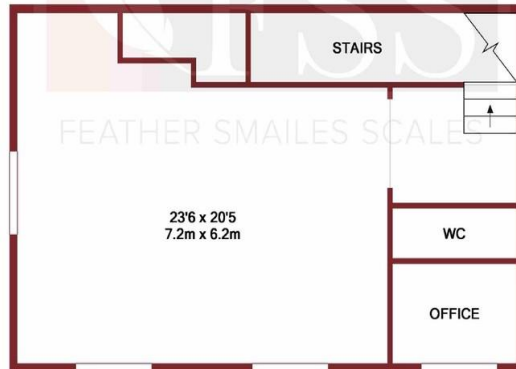
RETAIL UNITS IN THIS PRIME LOCATION ARE SELDOM AVAILABLE AND NOT TO BE MISSED.

**AVAILABLE FROM
JANUARY 2020**

Rent £34,000 pa



GROUND FLOOR
APPROX. FLOOR
AREA 647 SQ.FT.
(60.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 647 SQ.FT.
(60.1 SQ.M.)
TOTAL APPROX. FLOOR AREA 1294 SQ.FT. (120.2 SQ.M.)
Made with Metropix 62018

Location and Directions

Approaching Ilkley on the A65, turn left at the main traffic lights by the Crescent Hotel. The premises are identified half way up Brook St on the right hand side behind Jigsaw. Our sign board sits above the main frontage.

Tenure

Leasehold. The property is available on a new lease the terms of which are to be negotiated.

Rates

Rateable Value: £20,500.
Uniform Business Rate for 2017/17
£0.479. Small business rate relief may be available to some occupiers. Further enquiries should be directed to HBC
01423 500600

VAT

All figures quoted are deemed exclusive of VAT where applicable.

Costs

Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

Planning

Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Services

All mains services are connected to the property.

Viewing

If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.

FSS trust potential buyers and sellers have obtained financial advice, or have funds in place, prior to entering into a property transaction. FSS, as agents acting on behalf of clients, will seek proof of funding to safeguard our clients interest. Should you require mortgage advice, we have a long standing relationship with an independent mortgage advisor who can provide information for you. Please ask a member of staff for more details. Over the course of the last financial year 2018-2019 referrals to this independent mortgage broker have, on average, earned us a fee of £339.96 per case.

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01423 501211

www.fssproperty.co.uk
commercialdept@fssproperty.co.uk
8 Raglan Street, Harrogate,
North Yorkshire, HG1 1LE