



RENT:

£17,500 per annum

- Retail/Office Accommodation
- Prominent Location
- Suitable for a variety of uses (STP)
- Total Accommodation - 119 sqm (1,286 sqft)

13 Leeds Road, Ilkley, West Yorkshire, LS29 8DH

1-5 The Grove, Ilkley, LS29 9HS
Email: ilkleycomm@dacres.co.uk

Location

Ilkley is a popular spa town featuring an array of both local and national retailers and leisure operators including Bistro Pierre, The Olive Branch and Piccolinos. The town enjoys excellent commuter links with the region's business centres with direct rail services into both Leeds and Bradford.

The property is located in a prominent position along Leeds Road (A65), opposite the popular Crescent Court and just a short walk into the centre.

Description

The accommodation comprises flexible space suitable as either an office or retail use. The property is accessed through the main shopfront which has recently been refurbished and can provide excellent frontage on to Leeds Road together with the suitability for the business' own signage to be erected.

The main retail area presents well, to feature fluorescent strip lighting, suspended ceiling and plaster and painted walls, to the rear there is both a mezzanine level and lower ground floor.

To the rear of the property is a ladies and gents WC facility together with further storage and kitchen area. The basement has been tanked to provide excellent storage space accessed via a small corridor whilst externally, there is an additional area of storage or alternatively car parking accessed from Back Western Road.

Terms

The property is available by way of a new full repairing and insuring lease at a commencing rent of £17,500 per annum.

Accommodation

The unit was measured in accordance with the RICS Property Measurement 2nd Edition (2018) on a net internal area basis.

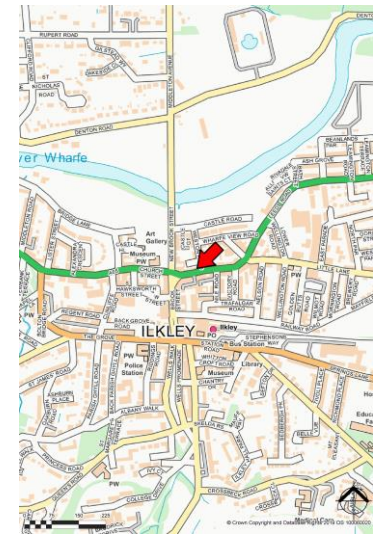
	Sqm	Sqft
Ground Floor Office/Retail	32.98	355
Mezzanine Office/Retail	16.81	181
Lower Ground Floor Office/Retail	18.30	197
Rear Store/Kitchen	12.26	132
Basement	22.85	246
External Store	16.25	175
Total	119.76	1,286

Business Rates

13 Leeds Road - £13,750
Non-Domestic Multiplier 2020/21 - 49.9p

Legal costs

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



VIEWING / FURTHER INFORMATION

Call 01943 885412

Ref: Matthew Brear



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