

Office Space To Let

- Central Ilkley Location
- 196 – 515sf available
- Independent Access to the Rear via South Hawksworth Street Car Park
- High Quality Modern Specification
- Available Immediately

21a Brook Street, Ilkley, LS29 8AA

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 and central position on Brook Street, one of the towns main retail parades. Access to the office suites is through an independent staircase and door facing South Hawskworth Street Car Park to the rear.

Description

The accommodation comprises two second floor office suites which would suit occupation by a single occupier or two separate tenants. The office suites are fit out to a good standard with modern LED lighting and views over Brook Street. The Suites have access to kitchen, w/c and shower facilities.

Accommodation

The accommodation is measured in accordance with the RICS Property Measurement – 2nd Edition (2018) on a Net Internal Area Basis and briefly comprises:

	Sqm	Sqft
Suite 1	29.65	319
Suite 2	18.21	196
Total	47.86	515

Business Rates

We have made enquiries with the VOA website and can reveal that the following information is listed from the April 2023 list:

Suite C: £2,400

Suite B: £3,850

Small business multiplier : 49.9p

N.B. The rateable value is not the sum payable. The Non Domestic Business Multiplier should be applied after which small business relief and transitional phasing may also be applicable. Interested parties should make their own enquiries with the Valuation Office Agency or Local Authority.

Terms

The property is available by way of a new effective full repairing and insuring lease at a commencing rent of £8,500 excluding VAT for both suites or £5,750pa and £3,500pa for suites 1 and 2 respectively.

Legal costs

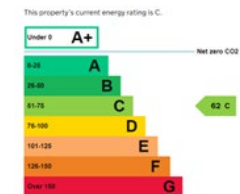
Each party to the transaction will be responsible for their own legal costs incurred.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required from the successful tenant prior to instructing solicitors.



Energy efficiency rating for this property



VIEWING / FURTHER INFORMATION

Call 01943 885412

Ref: Hedley Steel



Dacres Commercial themselves and for the vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline for the guidance of intending purchasers and lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Dacres Commercial has any authority to give any representation or warranty whatever in relation to this property. Except as expressly stated in these particulars, all prices quoted (whatever sale price, premium, rent or otherwise) shall in all cases be deemed to be exclusive of VAT and VAT will be added where applicable. Similarly, unless stated otherwise, any offer made will be deemed exclusive of VAT. **Regulated by RICS** May 2023

