

RENT:

£360 pcm

- 358 sq ft of GF Storage Space / Workshop
- Business Rates Exempt (Subject to Status)
- Close to Town Centre
- Immediately Available

Castle Yard, Castle Hill, Ilkley, West Yorkshire, LS29 9DT

1-5 The Grove, Ilkley, LS29 9HS

Email: ilkleycomm@dacres.co.uk

dacres.co.uk   

Location

The subject premises are situated in the picturesque spa town of Ilkley, a short distance to the west of the town centre. The unit is to be found in a tucked away location adjacent to Ilkley's Manor House. The town is approximately 18 miles north west of Leeds, 12 miles north of Bradford and 16 miles south west of Harrogate. Direct rail links are available to both Leeds and Bradford with approximate journey times of 30 minutes. The town centre boasts a range of amenities and is home to a specialist mix of national and local retailer predominantly surrounding The Grove and Brook Street.

Description

The premises consists a ground floor workshop or storage unit with access from the front and side.. The premises are self-contained and accessed via an external staircase leading to a pedestrian door.

Internally, the property comprises an open-plan area which is suitable for a variety of uses. .

Accommodation

The accommodation is measured in accordance with the Royal Institution of Chartered Surveyors Property Measurement 1st Edition (2015) on a Gross Internal Area Basis and briefly comprises:

	Sqm	Sqft
Ground Floor	33.23	358

Terms

The premises are available by way of a new effective full repairing and insuring lease for a term of years to be agreed at a commencing rent of £4,320 per annum.

Business Rates

We have made enquiries with the Valuation Office Agency and can reveal that the following information is listed from the 2023 Rating List:

Rateable Value: £2,054

The premises may be eligible for Small Business Rates Relief, subject to occupier's status.

EPC

The property does not require an Energy Performance Certificate.

Legal costs

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

VIEWING / FURTHER INFORMATION

Call 01943 885412

Ref: Hedley Steel



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