FSS

QUALITY TRUST VALUE

15 Brook Street, Ilkley, LS29 8AA

DESCRIPTION

APPROXIMATELY 1,300 SQ FT

An opportunity not to be missed to lease an extensive, open plan retail unit. The property having recently been occupied by 'Oasis' would suit a variety of retail users with the benefits of a large frontage, dedicated kitchenette and WC facilities and ample town centre parking nearby.

The premises occupy a first class location on the western side of Brook Street in the centre of Ilkley where nearby local retailers include Café Nero, Costa Coffee and Whistles among others. Immediately to the rear of the property is the town's principal car park.

Brook Street forms one of two 100% prime retail pitches in Ilkley, both of which are connected and with the other being the Grove.

READY FOR OCCUPATION

Rent £50,000 PA

GROUND FLOOR
1300 sq.ft. (120.8 sq.m.) approx.

TOTAL FLOOR AREA : 1300 sq.ft. (120.8 sq.m.) approx.

Made with Metropix ©2020

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: £42,000.
Uniform Business Rate for 2020/21: £0.512.

As per Government Budget announcement this property is eligible for 100% rate relief for the 2020/21 financial year. Further enquiries should be directed to Bradford Council.

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

Strictly by appointment with the agent
Tel: 01423 501211.

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, earnt us a fee of £339.96 per case.

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer of contract, nor part of one. You should not rely on statements by Feather Smailes Scales LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Feather Smailes Scales or any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). **2. Photos etc:** The measurements and distances given are approximate only and maps, plans and areas displayed are for illustration purposes only. Photographs show only certain parts of the property as they appeared at the time they were taken. **3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. **4: VAT:** The VAT position in relation to the property may change without notice. Viewing by appointment only. Feather Smailes & Scales is a limited liability partnership registered in England with registered number OC308783. Our registered office is 8 Raglan Street, Harrogate, North Yorkshire, HG1 1LE, where you may look at a list of members' names.

01423 501211
www.fssproperty.co.uk
commercialdept@fssproperty.co.uk
8 Raglan Street, Harrogate,
North Yorkshire, HG1 1LE

rightmove find your happy
OnTheMarket.com
TDS Tenancy Deposit Scheme member
nava | propertymark PROTECTED
arla | propertymark PROTECTED
naea | propertymark PROTECTED
The Property Ombudsman