



APPROXIMATELY 175 SQ FT

**DESCRIPTION**

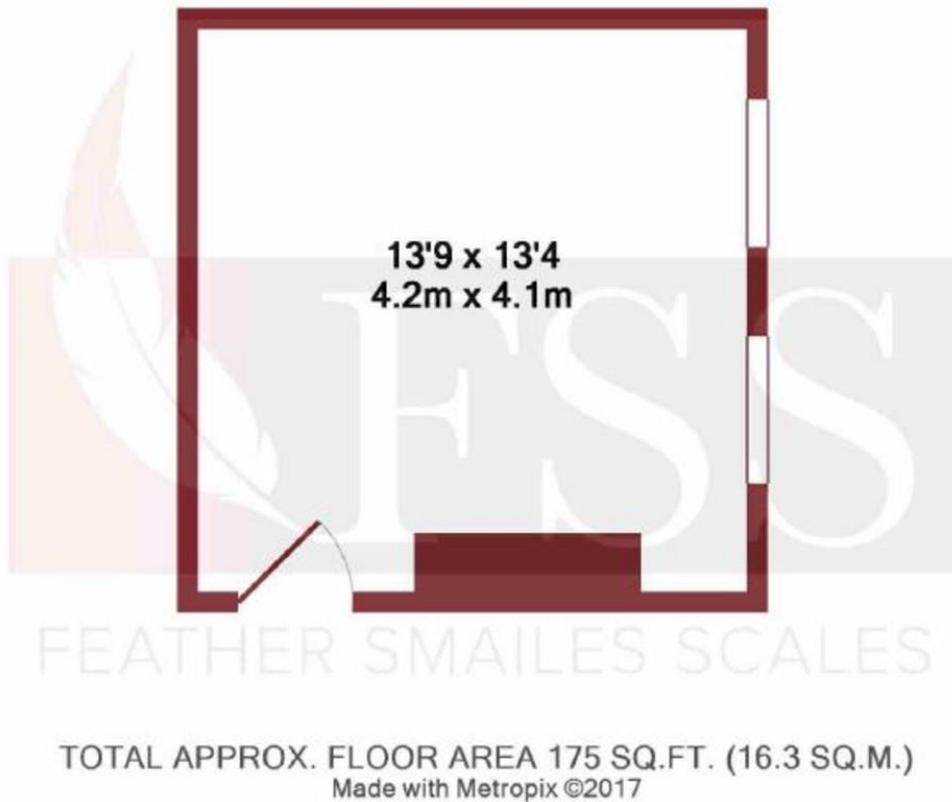
An opportunity to lease an office suite located in the lower ground floor of a large mid-terraced property. The office is 175 sq ft in size and is available on a 12 month license at an all-inclusive rent of £400 per month, which includes car parking on a first come first serve basis.

The premises are entirely modern having been comprehensively refurbished in the past. The floor coverings are modern and the suite itself sits between a number of complimentary business users both in the lower ground floor and ground floors.

Viewing recommended.

**ALL-INCLUSIVE SUITE**

**Rent £4,800 PA**



## Location and Directions

Ilkley is an attractive and affluent spa town located approximately 12 miles north of Bradford and 18 miles north-west of Leeds. Leaving Ilkley on the A65 in the direction of Skipton, the premises are approximately a quarter of a mile from the main traffic lights on the right hand side.

## Tenure

Leasehold. The property is available on a 12 month license at £400 per month (all inclusive).

## VAT

All figures quoted are deemed exclusive of VAT where applicable.

## Rates

Rateable Value: TBC.  
Uniform Business Rate for 2020/21: £0.512.

Small business rate relief may be available to some occupiers. Further enquiries should be directed to HBC 01423 500600.

## 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

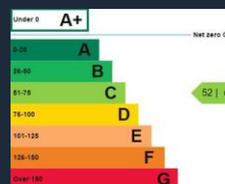
Strictly by appointment with the agent  
Tel: 01423 501211.

## Costs

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

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