



APPROXIMATELY 175 SQ FT

DESCRIPTION

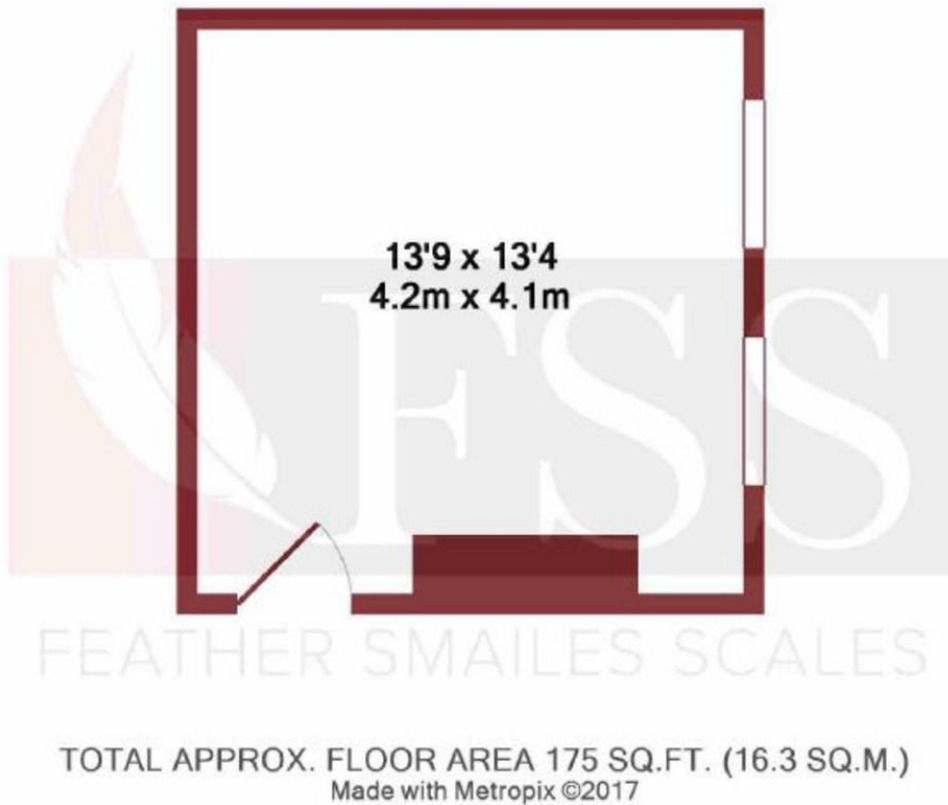
An opportunity to lease an office suite located in the lower ground floor of a large mid-terraced property. The office is 175 sq ft in size and is available on a 12 month license at an all-inclusive rent of £400 per month, which includes car parking on a first come first serve basis.

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

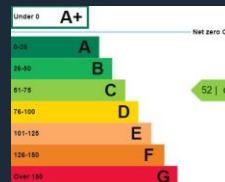
Strictly by appointment with the agent
Tel: 01423 501211.

Costs

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

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, earned 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 Smiles Scales LP 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 Smiles 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 Smiles & 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