

Ridings House, 31 Leeds Road, Ilkley,  
LS29 8DP



**FREEHOLD INVESTMENT  
OPPORTUNITY**

**Guide Price  
£650,000**

## **Description**

An opportunity to purchase Ridings House, a substantial commercial building split into a number of individual office and retail suites fully let and income producing. The subject premises are divided into bespoke suites positioned over the ground and first floor levels of the building. All suites have the shared use of separate male and female WC's and kitchenette as required.

Prominently located within the immediate town centre of Ilkley, the building and suites themselves are fitted out to the highest standard with neutral décor, gas central heating and 24-hour access. The tenants all contribute to their fair share of utilities split on a floor area basis.

## **Tenancy Schedule:**

Suite 1a - £6,000 PA

Suite 1b - £5,100 PA

Suite 2 - £4,200 PA

Suite 3 - £4,000 PA

Suite 4 - £3,420 PA

Suite 5 - £3,720 PA

Suite 6 - £4,700 PA

Suite 7 - £4,000 PA

Suite 8 - £3,600 PA

Total Income: £38,740 Per Annum. The investment opportunity offers a return of just shy of 6% based on the asking price.

## **Costs**

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

## **Tenure**

The property is for sale freehold, subject to the existing tenancies.

## **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.

## **Directions**

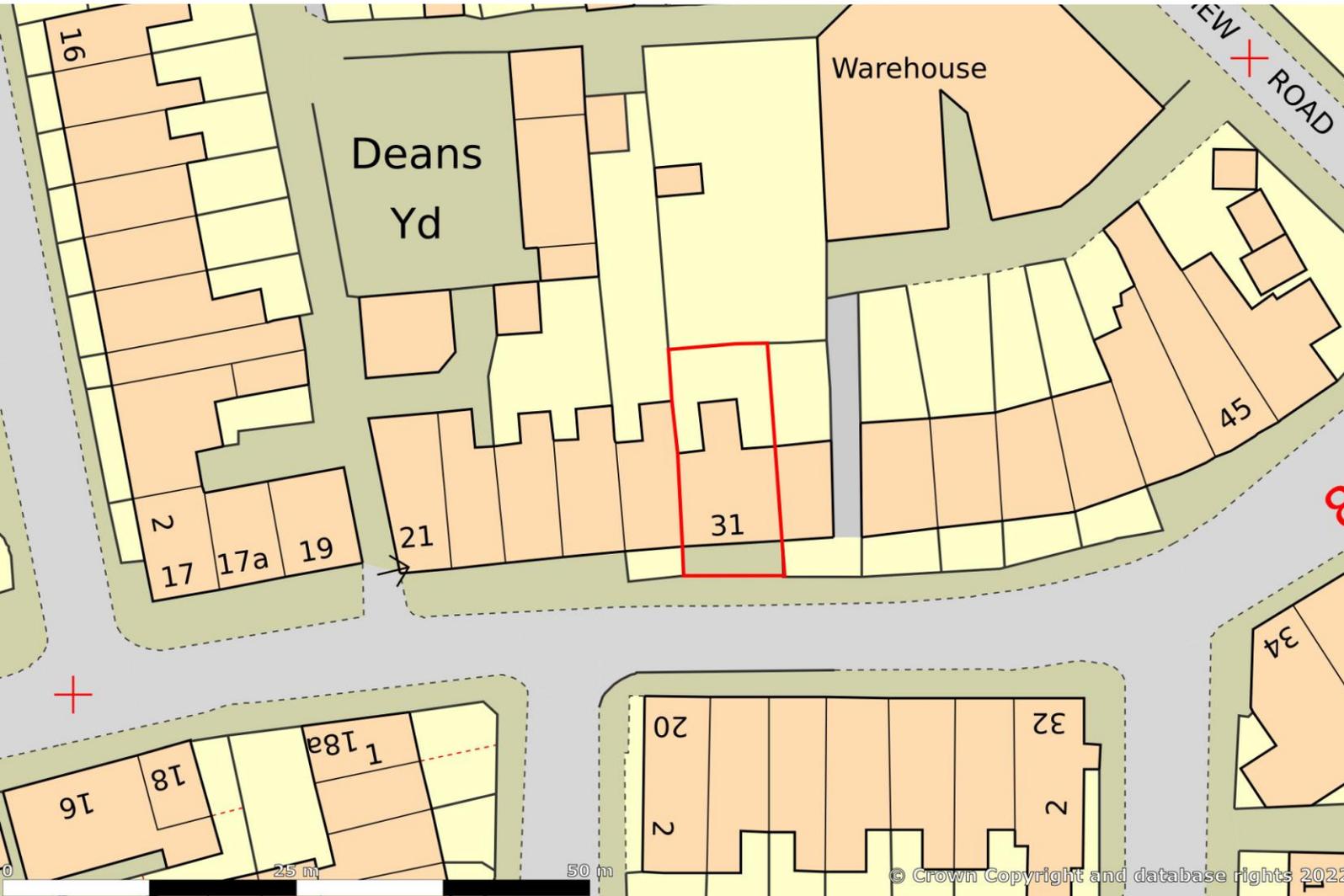
Leaving Ilkley in an easterly direction, the premises are located on the left-hand side of the road and identified by our signboard.

## **Rates**

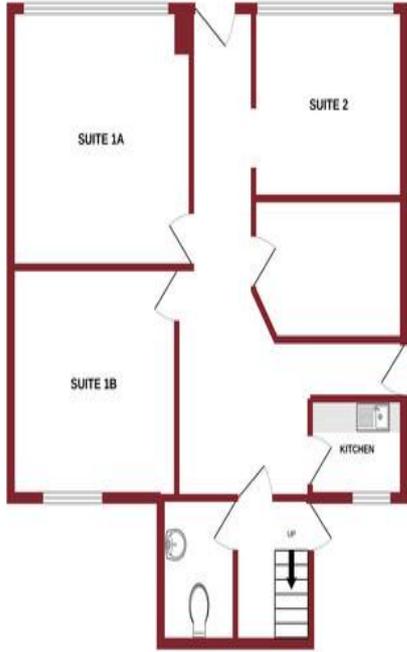
Rateable Value: TBC.

Uniform Business Rate for 2022/23: £0.499

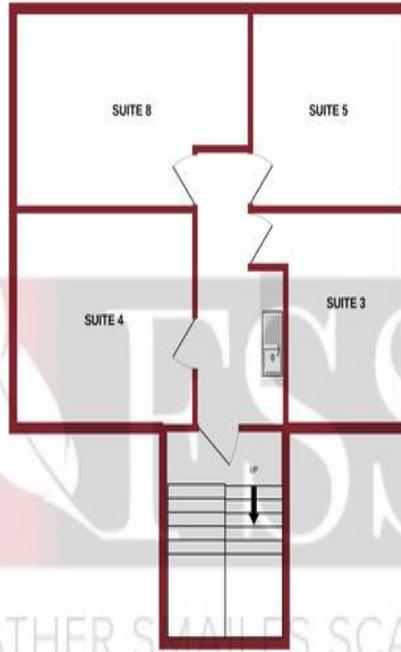
Small business rate relief may be available to some occupiers. Further enquiries should be directed to BDC 01274 432111.



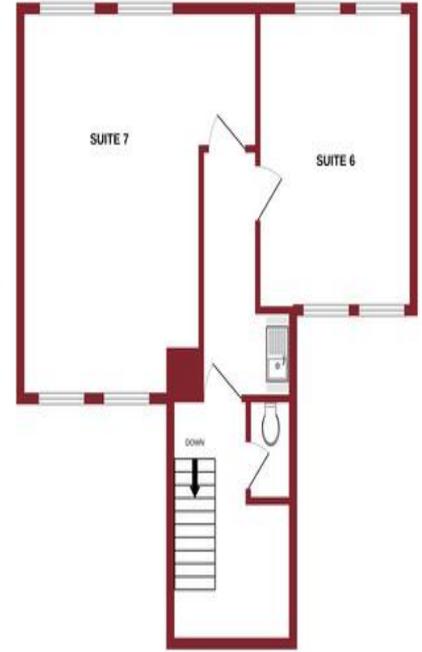
GROUND FLOOR  
780 sq.ft. (72.5 sq.m.) approx.



1ST FLOOR  
699 sq.ft. (65.0 sq.m.) approx.



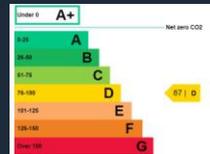
2ND FLOOR  
626 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 2105 sq.ft. (195.6 sq.m.) approx.  
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