



FSS

QUALITY TRUST VALUE

Suite 6 Ridings House, 31 Leeds Road, Ilkley, LS29 8DP



**SECOND FLOOR OFFICE
SUITE AVAILABLE IMMEDIATELY**

£4,500 pa

Description

Ridings House is home to a number of bespoke and beautiful offices, prominently located on Leeds Road in Ilkley. Suite 6 is positioned on the second floor of the building and provides office space totalling 196 sq ft.

All of the offices benefit from the use of separate, communal male and female WC's, a kitchenette and 24 hour access as and when required.

The building overall and the individual suites themselves are fitted out to the highest standard, with gas central heating throughout. The suite offers new businesses a space to relocate from what might currently be a work at home arrangement.

Nestled within the heart of Ilkley, Leeds Road serves as a central artery in the idyllic town, home to a mix of local shops, boutiques and restaurants, adding to the town's vibrant atmosphere.

Terms

The property is available to lease on new terms to be negotiated

Rateable Value

Rateable Value: TBC

For the 2026/27 rating year, business rates are calculated using a tiered multiplier system. For properties with a Rateable Value below £51,000, multipliers range from approximately 38.2p for qualifying Retail, Hospitality and Leisure uses to 43.2p for other property types, subject to eligibility. Small business rate relief may also be available.

Interested parties should make their own enquiries with Bradford City Council to confirm the exact rates payable. FSS accepts no liability for any changes to business rates or the accuracy of this information.

VAT

All figures quoted are deemed exclusive of VAT where applicable.

Legal 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.

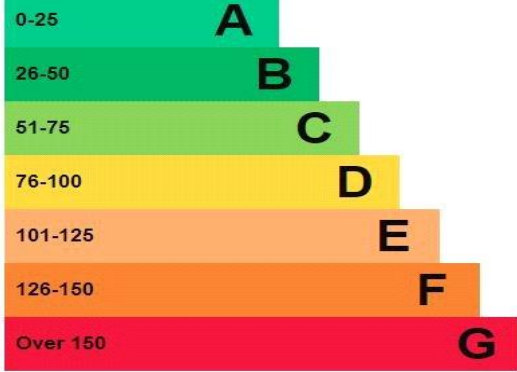
Viewing

If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.



Under 0 **A+**

Net zero CO2



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TOTAL FLOOR AREA : 196 sq.ft. (18.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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