



RENT:

£13,000 per annum

- Total Retail Space 48.27 sqm (519 sqft)
- Frontage to Crescent Court
- Established Retail Area
- Suitable for a variety of uses

6 Crescent Court, Brook Street, Ilkley, West Yorkshire, LS29 8DE

1-5 The Grove, Ilkley, LS29 9HS
Email: ilkleycomm@dacres.co.uk

Location

The subject property is situated within Crescent Court which features a number of popular retail and leisure operators including Bistro Pierre, Hunters Estate Agents, The Olive Branch Restaurant and Pure Pilates Ilkley.

Ilkley is a popular spa town featuring an array of both local and national retailers together with benefitting from excellent commuter links to the region's business centres with direct rail service to both Leeds and Bradford.

Description

The accommodation presents over the ground floor with frontage on to the courtyard and is made up of two main areas. The first provides the main retail area featuring fluorescent lighting and wood floor covering. The second area is accessed from the retail accommodation and offers versatile space which can be present as retail or office accommodation.

Accommodation

The accommodation is measured in accordance with the RICS Property Measurement – 2nd Edition (2018) on a Net Internal Area Basis and briefly comprises:

	Sqm	Sqft
Ground Floor	48.27	519

Terms

The property is available for a term of years to be agreed at a commencing rent of £13,000 per annum. VAT is applicable on the rent.

Business Rates

We have made enquiries with the VOA website and can reveal that the following information is listed from the 2017 list:

No. 6: £13,000
Standard Non Domestic Multiplier : 50.2p

N.B. The rateable value is not the sum payable. The Non Domestic Business Multiplier should be applied after which small business relief and transitional phasing may also be applicable. Interested parties should make their own enquiries with the Valuation Office Agency or Local Authority.

Legal costs

Each party to the transaction will be responsible for their own legal costs incurred

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of source of funding will be required from the successful tenant prior to instructing solicitors.



VIEWING / FURTHER INFORMATION

Call 01943 885412
Ref: Matthew Brear



Dacres Commercial themselves and for the vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline for the guidance of intending purchasers and lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Dacres Commercial has any authority to give any representation or warranty whatever in relation to this property. Except as expressly stated in these particulars, all prices quoted (whatever sale price, premium, rent or otherwise) shall in all cases be deemed to be exclusive of VAT and VAT will be added where applicable. Similarly, unless stated otherwise, any offer made will be deemed exclusive of VAT. **Regulated by RICS** March 2022