



To Let

- £12,500pa
- Recently Refurbished Double Fronted Unit
- No business rates (subject to qualification)
- Basement storage and W/C
- Highly visible location with return frontage
- Internal repairing and insuring terms available

9 Chantry Drive, Ilkley, LS29 9HU

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

Location

Ilkley is a popular spa town featuring an array of national and independent retailers, cafés and restaurants including Bettys, Piccolino and M&S. The town benefits from strong transport connections, with direct rail links to Leeds and Bradford.

The unit is situated on Chantry Drive next to The Gin Lounge Bar and close to the Tesco supermarket and is within easy walking distance of the town centre. The unit is on the corner of Chantry Drive and Cowpasture road making it highly visible from one of the main roads into Ilkley.

Description

The accommodation comprises a refurbished unit with ground floor store and a newly tanked basement store and W/C. The retail space is open plan and has new LED lighting, fire alarm and kitchenette.

The property benefits from an attractive curved glass entrance with period features such as mosaic floor and stained glass.

Accommodation

Approximate Net Internal area-

	Sqm	Sqft
Total	51.15	550

Business Rates

We made enquiries of the VOA website and the following information is listed on the 2023 list:

7&9 Chantry Drive, Ilkley, LS29 9HU: £4,550
NB- The rateable value is not the rates payable.

Terms

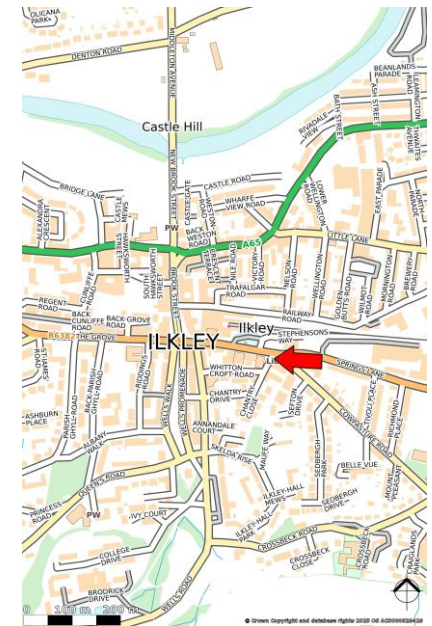
9 Chantry Drive is available by way of a new internal repairing lease at an initial rent of £12,500pa.

Legal costs

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

Anti-Money Laundering

To comply with our anti money laundering regulation, two forms of identification and proof of address will be required from the successful applicant.



*EPC Commissioned

VIEWING / FURTHER INFORMATION

Call **01943 885412 / 07522676995**

Ref: Hedley Steel HKS@dacres.co.uk



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