

PRIME RETAIL / OFFICE UNIT TO LET

(APPROX 560 SQ.FT)



4 CRESCENT COURT, BROOK STREET, ILKLEY,
LS29 8DE

- Central courtyard location
- Excellent frontage
- Suitable for a variety of users
- Dedicated parking available

Malcolm Stuart Property Consultants LLP
Chartered Surveyors
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Description

The property comprises a ground floor commercial unit situated within Crescent Court in central Ilkley. The unit has good frontage and provides broadly rectangular, open plan space with separate kitchenette and WC facilities located off the back left corner. The unit would be suitable for a variety of users with the current fit out presenting as professional offices having previously been an estate agency.

The courtyard location has a one way barriered entry and exit system for vehicles and is set just back from the prime retail district of Brook Street at the corner of Leeds Road in the centre of Ilkley. Nearby occupiers include The Olive Branch restaurant, Bistro Pierre and Richard Grafton Interiors.

Ilkley is an incredibly popular spa town approximately 17 miles to the north west of Leeds and has a very strong retail, hospitality and leisure core with a host of national occupiers represented currently or holding requirements for the town. The town has excellent public transport links with direct rail services to both Leeds and Bradford.

Planning

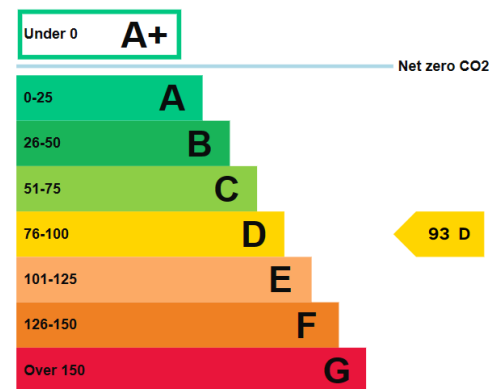
We understand the unit has planning permission for use E – Commercial, Business and Service under the Town and Country Planning (Use Classes) Order 1987 (as amended) but would recommend interested parties make their own enquiries with City of Bradford Council.

Rateable Value

Office & Premises £16,750

The current uniform business rate (UBR) for 2023/24 is 0.499 which would give rates payable of £8,358.25. Retail, hospitality and leisure relief is currently in place giving a 75% for this and next financial year which result in rates **payable of approx. £2,089.56**

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

Terms

The premises are available by way of assignment of the current lease which expires 30th June 2028 at a rental of £16,000 per annum. The landlord may consider a new lease and surrender of the existing. Further terms available on request.
*service charge applicable

Viewing

Strictly by appointment only with the sole letting agents
Malcolm Stuart Property Consultants LLP.

E-mail: james@malcolm-stuart.com
Tel: 07841470654

GENERAL INFORMATION

1. All measurements, areas and distances quoted are approximate only.
2. Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
3. Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
4. MSPC LLP have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
5. All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
6. These particulars were prepared January 2024 and every reasonable effort has been made by Malcolm Stuart Property Consultants to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.

**malcolm
stuart**
PROPERTY CONSULTANTS