

## TO LET SELF CONTAINED GROUND FLOOR SHOP 47.5 SQM (511 SQFT)



**24 BROOK STREET  
ILKLEY  
LS29 8DE**

- TOWN CENTRE LOCATION
- CLOSE TO ILKLEY RAILWAY STATION
- AFFORDABLE RENT



### LOCATION

The property is situated on Brook Street at Ilkley close to its junction with Leeds Road in the retail core of Ilkley town centre. There is easy access to the railway station and the larger centres of Leeds and Otley are readily accessible.

### DESCRIPTION

The property comprises a ground floor shop with small basement storage. The property is of traditional construction with walls built in stone under a slated pitched roof. There is a double fronted shop window and immediately available on street parking. Nearby occupiers include Co-Operative Food, Card Factory, Vision Express, Costa Coffee, Clintons Cards and Holland & Barratt.

### ACCOMMODATION

	SQ M	SQ FT
Ground Floor Sales	40	432
Basement Storage	7.3	79
Ground Floor WC		

### SERVICES

The property benefits from mains water, drainage and electric. Please note that neither the service connections nor any appliances have or will be tested prior to completion.

### RATING

The property has the following entries in the 2010 Rating Assessments List. Interested parties should confirm these with the Local Authority.

	Rateable Value (2010)	Estimated rates payable
Shop & Premises	£18,250	£9,070.25

### PLANNING

Whilst we have not had confirmation of the relevant planning consent it is assumed that the premises are to be occupied under A1 retail use. Obtaining the necessary planning consent in accordance with their occupation is the responsibility of any tenant and we recommend that further enquiries are directed to the local planning authority.

### RENTAL

£22,500 per annum exclusive.

### TENURE

Available by way of an effective new full repairing and insuring lease for a term of 5 years or multiples of 5 years.


### VAT

Our client has advised us that Value Added Taxation is not applicable on this transaction. Your legal adviser should verify.

### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required prior to the release of any legal documentation.

### EPC



**Energy Performance Certificate**  
Non-Domestic Building

16, Greenacre House  
16 Brook Street  
ILKLEY  
LS14 5SE

0850 0737 073

This certificate shows the energy rating of this building. It includes the energy of the building fabric and the heating, ventilation, cooling and lighting systems. It is compared to two benchmarks for this type of building, one appropriate for new and one appropriate for existing buildings. There is more advice on how to interpret this on the Government's website [www.communities.gov.uk/epc/](http://www.communities.gov.uk/epc/).

**Energy Performance Asset Rating**

More energy efficient

A 0-25  
B 26-50  
C 51-75  
D 76-90  
E 101-125  
F 126-150  
G Over 150  
Less energy efficient

89

99

**Technical Information**

Main heating fuel: Gas  
Building envelope: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 47.3  
Building complexity (AGL level): 3  
Building envelope code (kgCO<sub>2</sub>/m<sup>2</sup>/yr): 91.03

**Energy Costs**

Building with one could have better:

32  
96

**Green Deal Information**

### ENQUIRIES

Nabarro McAllister  
Email: [info@nabarrormcallister.co.uk](mailto:info@nabarrormcallister.co.uk)

Tel: 0113 266 7666

### SUBJECT TO CONTRACT

September 2016

## Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise states, all prices are quoted exclusive of VAT.