

PRIME RETAIL PREMISES 1,477 ft To Let



- Prime position in Ilkley.
- Light and spacious ground floor area, fully fitted kitchen. WC's and storage included.
- Suitable for a variety of uses/occupations (subject appropriate to consents – if required)

4 Bridge Lane, Ilkley LS29 9HN

First Floor, 35 The Grove, Ilkley, LS29 9NJ

Email: olivia@atkinsonassoc.co.uk

atkinsonassoc.co.uk 

Location & Description

The premises are located to the northwest of Ilkley town centre, on the east side of Bridge Lane, fronting the junction with the A65 which forms a main thoroughfare through Ilkley.

The premises are located within a prominent position, in close proximity to a number of prime and secondary retailers, in the heart of the town centre.

Accommodation

The building comprises ground floor and basement.

The Ground floor is split into a number of rooms, accessed from either Bridge Lane or Church Street. The building offers great natural light with floor to ceiling height windows.

The property is available for a mixture of uses, subject to any necessary planning. The current use class is E.

Floor Areas (Gross)	Sq. M	Sq. Ft
Ground Floor	121.38	1306
Basement	15.89	171
TOTAL	137.27	1,477 sq ft

Lease Terms

The premises are available immediately on a new lease (minimum 3 years) on standard commercial (tenant full repairing and insuring) terms.

Rent

£28,000 per annum.

EPC - B

Rateable Value- £10,750

VAT

VAT applicable

Viewing

Via the sole agents: ref Olivia McDowell

E: olivia@atkinsonassoc.co.uk

M: 07985 787 944

T: 01943 666955



Preparation Date September 2024



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