



9-11 South Hawksworth Street, Ilkley, West Yorkshire, LS29 9DX

- Prime position in Ilkley
- Offices available as whole or can be split
- Ground, First and Second floor available
- Close by to amenity
- LED lighting

First Floor, 35 The Grove, Ilkley, LS29 9NJ  
Email: [olivia@atkinsonassoc.co.uk](mailto:olivia@atkinsonassoc.co.uk)

## Location & Description

The premises are located to the northwest of Ilkley town centre, on South Hawksworth street.

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 Ground floor is self contained with two meeting rooms, kitchenette and WC.

The Ground floor is recently refurbished to a high standard and is available for a number of uses.

Benefitting from a prominent position on South Hawksworth Street the property lends itself to a number of different uses.

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

Floor area	Sq. M	Sq. Ft
Ground Floor	67.8 sq m	730 sq ft
<b>TOTAL</b>	<b>67.8 sq m</b>	<b>730 sq ft</b>

## Lease Terms

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

## Rent

£8,760 per annum.

## EPC - TBC

**Rateable Value - Please make our own enquiries with Bradford Council.**

## VAT

VAT applicable

## Viewing

**Via the sole agents: ref Olivia McDowell**

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**Preparation Date September 2024**



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