

- Approx. 77.4 sq.m (834 sq.ft)
- Superb quality accommodation – recently renovated throughout
- Exceptional principal office with bay window overlooking The Grove
- Immediately available – flexible terms



First Floor Suite, 39 The Grove, Ilkley,
LS29 9NJ

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

Email: Alastairatkinsonassoc.co.uk

Location & Description

The suite comprises three rooms at first floor level (approached via a newly constructed external staircase to first floor) – the accommodation having recently seen the benefit of a comprehensive refurbishment program, and offering accommodation of an excellent standard, fully carpeted, including door entry, perimeter trunking, led lighting, modern electric heating etc.

The Grove represents Ilkley's premier commercial street, the property fronting the same and convenient for all local amenities accordingly.

Contract parking is available nearby at modest cost (Bradford MBC).

Ilkley is a very popular town with a wide range of facilities, not least including fast (electric) rail link to Leeds and Bradford (and beyond), the station within minutes level walking distance.

Accommodation

	M ²	FT ²
Main Office	41.9	451
Side Office	24.5	264
Rear Office	11.0	119
TOTAL (gross internal area)	77.4	834

Terms

The suite is immediately available on a three year agreement (longer if required) on tenant's effective Full Repairing and Insuring terms.

A service charge is applicable, covering the cost of maintenance/cleaning of common areas together with external maintenance etc.

Rent

£14,400 pa exclusive.

EPC

E (114)

Rateable Value

£11,500

Subject to meeting qualifying criteria occupiers will be eligible for Small Business Rate Relief, and in all probability resulting in a **nil rate liability**.

VAT

Is not applicable

VIEWING

By prior appointment with - Alastair McDowell

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Date: 30th October 2024



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