

- Approx. 42.5 sq.m (457 sq.ft)
- High quality accommodation with modern electric heating, LED lighting, fully carpeted
- Self contained with private kitchen and WC
- Immediately available – flexible terms

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

First Floor, 35 The Grove, Ilkley, LS29 9NJ
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Location & Description

The suite comprises two rooms at third floor level (approached via a newly constructed external staircase to first floor) – the building having recently seen the benefit of a comprehensive refurbishment program, and offering accommodation of an high standard, fully carpeted, including door entry, 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
Front Office	27.8	299
Side Office	14.7	158
TOTAL (gross internal area)	42.5	457

Terms

The suite is immediately available on a three year agreement (longer if required) on tenant's effective Full Repairing and Insuring terms (L&T Act excluded – please enquire for further details).

A service charge of 10% of annual rent is applicable, covering the cost of common areas together with external maintenance etc.

Rent

£7,995 pa exclusive (Rent deposit – one quarter's rent payable on completion).

EPC

E (110)

Rateable Value

From 1st April 2026 the rateable value is £4,900. 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 - not applicable

VIEWING

By prior appointment with - **Alastair McDowell**

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Date: 3rd July 2025



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