



- Approx. 48.9 sq.m (526 sq.ft)
- Suite of 2 first floor offices self contained with WC's and 'kitchen' unit
- Superb central position just off The Grove with private forecourt parking (one vehicle)
- Immediately available – flexible terms

Riddings Hall, Riddings Road, Ilkley,
LS29 9LU

First Floor, 35 The Grove, Ilkley, LS29 9NJ
Email: Alastairatkinsonassoc.co.uk

Location & Description

The suite comprises two rooms accessed via a shared ground floor reception hall, all fronting Riddings Road, and being a part of the imposing Christchurch property. The subject premises self-contained with private WC facilities, and 'kitchen' unit to the smaller office (sink, fridge etc). Gas central heating is installed.

Externally the suite offers the benefit of a private parking space to the forecourt. Additional parking permits are available via Bradford MBC at reasonable cost.

Riddings Hall is approx 50m from the Grove, Ilkley representing a superb working environment, readily accessible for Leeds and Bradford (station approx. 250m distant) and with a wide range of facilities on the doorstep.

Accommodation

Ground Floor: Entrance Reception/Hall (shared with the lessor).

First Floor: Inner LOBBY with 2 WC's off; OFFICE (6.5m x 4.9m approx) having feature window overlooking The Grove; further OFFICE (3.9m x 4.2m approx).

	M ²	FT ²
Office	32.84	353
Office	16.05	173
TOTAL (gross internal area)	48.89	526

Terms

The suite is available wef 1st April 2026 on a minimum 3 year agreement (longer if required) on tenant's effective Internal Repairing and Insuring terms (L&T Act excluded – please enquire for further details).

Rent **includes** electricity, fire safety/alarm maintenance, and annual building insurance (not contents etc).

Rent

£11,950 pa exclusive.

EPC

Not applicable (Listed building).

Rateable Value

From 1st April 2026 the rateable value is £9000. Subject to meeting qualifying criteria occupiers will be eligible for Small Business Rate Relief, and in all probability resulting in a **nil rate liability**.

Interested parties should verify the rating liability for themselves.

VAT - not applicable

VIEWING

By prior appointment with - **Alastair McDowell**

E: Alastair@atkinsonassoc.co.uk

M: 07889 719536

T: 01943 666955



(2021 photos)

Date of preparation 21st January 2026



Atkinson Associates themselves and for the vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline for the guidance of intending purchasers and lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Atkinson Associates has any authority to give any representation or warranty whatever in relation to this property. Except as expressly stated in these particulars, all prices quoted (whatever sale price, premium, rent or otherwise) shall in all cases be deemed to be exclusive of VAT and VAT will be added where applicable. Similarly, unless stated otherwise, any offer made will be deemed exclusive of VAT.