

# FOSTON HOUSE, RIDDINGS ROAD, ILKLEY, LS29 9LU

- £32,000 pa short term income
- Prime residential conversion opportunity in Ilkley
- Offers in the region of £395,000
- No VAT payable on the purchase price

**FOR SALE**

**OF INTEREST TO OWNER OCCUPIERS AND DEVELOPERS**

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## Location

Foston House is very prominently located on Riddings Road close to its junction with The Grove, Ilkley's premier retail street. Situated in the very heart of Ilkley all local amenities, bus and railway station are on the doorstep.

The railway station has a half hourly service to Leeds and Bradford both being within 30 minutes. Skipton is only 20-minutes drive and the M1 / A1 and M62 are within a 40-minute drive giving motorway access to the north / north-east of England.



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## Description

Foston House is a detached office building constructed of stone underneath a pitched slate roof providing accommodation on four floor levels. The building has 4 car spaces.

The ground floor layout provides 3 good sized offices with 3 on the first floor all having good natural daylight. There is a kitchen at half floor landing level. The second-floor arrangement provides 2 offices.

Useful storage accommodation is provided at lower ground floor level.

The building is heated by way of a gas fired central heating system and is double glazed.

## Floor Areas

Foston House provides the following floor net areas:

	Sq Ft
Lower Ground	283
Ground	679
First	648
Second	464
<b>Total Area Sq Ft</b>	<b>2,074</b>

## Tenure

The property is held Freehold.

## Development and Refurbishment Potential

Foston House will be of interest to Owner Occupiers and Developers. The building offers an excellent market opportunity to acquire an entirely self-contained property with significant refurbishment and branding potential.

The layout and dimensions of the building also provides a prime opportunity for residential conversion.

## Tenancy

Foston House is let to Chicken Cabins Ltd (part of the Soul Foods Group) by way of a Full Repairing and Insuring Lease expiring 31st July 2026 at the rental of £30,000 pa. A six-month lease extension has been completed with effect from 1st August at a rental of £32,000 pa, the lease being outside the Security of Tenure provisions of the 1954 Landlord and Tenant Act.

## Floor Plans



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## Rateable Value

The property has a rateable value of £20,000.

## EPC

The property has an EPC rating of E-113.

## Pricing

We are instructed to seek offers in the region of £395,000.

## VAT

The property has not been elected for VAT.

## Anti-Money Laundering (AML)

In accordance with anti-money laundering, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.



## Further Information

For further information or to arrange a viewing, please contact the joint agents:



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