

Commercial Investment Opportunity Freehold For Sale



- High profile property with versatile accommodation
- Superb corner location adjoining A65 in town centre
- Private off street parking at rear
- Current income £12,500 pa (gross)
- Guide Price £235,000 (offers invited)

23 Church Street, Ilkley, LS29 9DU

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

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Location & Description

No. 23 comprises a 2 storey corner property of traditional construction fronting Church Street at its junction with Hawkesworth Street (a main route to the central car park), with a small yard area to the rear providing valuable private off-street parking.

The building has excellent frontage to the busy A65 through route in the centre of the town, close to the main car park and in principally commercial surroundings (nearby traders including the long established Eric Spencer outfitters, the famous Box Tree Restaurant etc.).

Ilkley (population. Approx. 15,000) is an affluent and popular town with a wide range of well regarded retail and hospitality businesses, both national and independent, all attracting custom from a wide area.

Accommodation

Ground Floor: Retail area 6.0 x 3.1m; steps up to further retail showroom areas 4.5 x 2.0m, 4.2 x 3.5m o/all, 3.2 x 1.1m and 5.3 x 1.7m.

Basement: Store

First Floor: Landing, Stores/Offices 3.9 x 3.4m, 3,2 x 3.1m and 4.2 x 3.5m o/all. Kitchen and WC .

Externally: private off street parking for 2 cars.

The accommodation extends to approximately 51.1 sq.m/550 sq.ft on each of ground and first floors (total approx 102.2 sq.m/1100 sq.ft)

Lease

5 year lease in favour of H Tennant & Co Ltd wef 19th September 2022 on FRI terms.

Rent £12,500 pa (exclusive).

Services

Mains water, drainage, electricity and gas are understood to be available and installed.

EPC

D (93)

Rates

RV £8,300 (ie below the present Small Business Rate Relief threshold).

Guide Price £235,000 (offers invited).

Vat not applicable

Current Gross rent £12,500 pax - A purchase at the above guide equates at a gross return of 5.32% before allowance for purchasers' costs.

Anti Money Laundering Regulations

In accordance with regulations electronic ID checks will be carried out on purchasers where required.



Viewing

Strictly by arrangement with the sole agents - (Ref: Alastair McDowell)

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