

- Comfort cooling
- Fully refurbished
- Town centre location
- New kitchen/wc's



2-4 Briggate, Silsden, BD20 9JT

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

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Location

The office suites are on the 2nd floor of a prominent handsome 3 storey stone building formerly the Conservative Club. The building is located on the corner between Briggate and the main A6034 Bolton Road.

Silsden is a thriving community with a range of independent shops, cafes, restaurants and public houses. Within a short drive is the A629 with easy access to Skipton and Keighley. Addingham and Ilkley are also within a 10-15 minute drive.

Steeton & Silsden train station (Airedale Line) is a 20 minute walk.

Description

Both suites have been refurbished to a high standard with new carpets, ceiling tiles, lighting and both benefit from a comfort cooling system and UPVc double glazing. The communal areas have new electric radiators, new kitchen and wc facilities.

Accommodation

	M ²	FT ²
Suite 1	31.49	339
Suite 2	37.62	405

Terms

The suites are available on a leasehold basis both with quoting rents of:

Suite 1 – £6,000

Suite 2 - £7,000

The rent is inclusive of a service charge and therefore the Landlord will clean and maintain the common area (which will be refurbished prior to any lease commencement).

Rateable Value

The units have yet to be assessed but we expect there will be 100% rates relief available – we recommend all interested parties make their own enquiries with the Local Authority.

VAT - Is chargeable.

EPC - Available upon request.

Legal Costs

Each party will be responsible for their own legal costs.

Viewing - By prior appointment with the joint agents

Atkinson Associates - Mike Atkinson

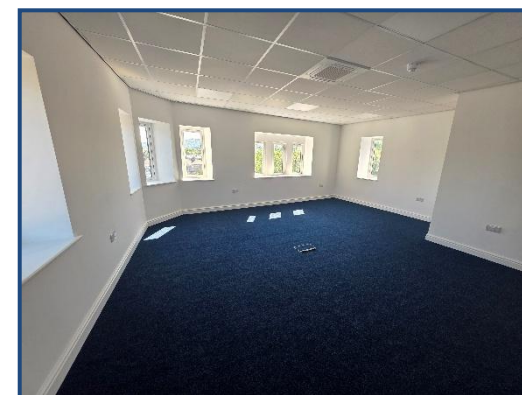
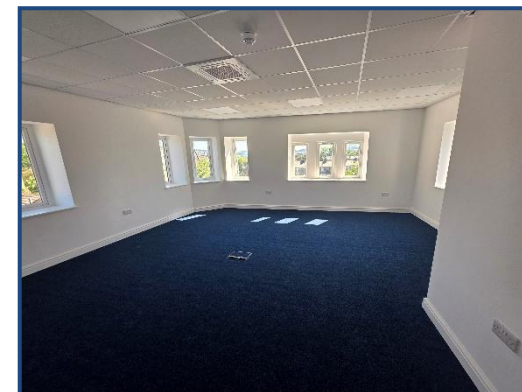
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