



barkerproudlove
retail property consultants

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HIGH STREET PROPERTY / CLASS E

19 The Grove, Ilkley, LS29 9LS



**UNDER
OFFER**

Price: Guide Price of £595,000

Total Floor Area

3,875 Sq ft / 360 Sq M

Viewing strictly through the sole agent.

Barker Proudlove

James Moss

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In partnership with:





Location:

The prosperous dormitory town of Ilkley is situated 17 miles north west of Leeds, 12 miles north west of Bradford and 9 miles from Skipton. It benefits from an excellent train service to the Leeds - Bradford conurbation.

The subject property is located on a prominent and elevated corner fronting The Grove with a return frontage to Riddings Road. The Grove is a popular retail location, with the surrounding retailers including Fat Face, Crew Clothing and Phase Eight, together with professional service providers such as Dale Eddison estate agents, Holden Smith Law and Santander.

The former bank is an end terrace building comprising ground floor banking hall, offices and stores, first floor offices/meeting rooms and stores, second floor W.Cs, staff facilities and stores and basement strong room and stores.

There is a lease in place to David Arthur Crowther and David Neil Riley t/a Clough Tomblin & Co accountants. Access into the accommodation is via a separate entrance from The Grove leading immediately to a staircase to the upper floors with no DDA access. This accommodation is laid over first and second floor office accommodation with third floor attic stores. The lease of the upper floors is for a term of 6 years inside the Landlord & Tenant Act with effect from 13 November 2017 at a commencing rent of £13,500 p.a.x.

Benefiting from three separate entrances and two internal staircases, there is significant potential to convert the upper floors to residential use subject to the necessary planning consents.

Sale Price:

Guide Price of £595,000.

Tenure:

Freehold with vacant possession subject to a leasehold tenancy of the upper floors as detailed above.

Accommodation:

The premises comprise the following approximate net internal floor areas:

<u>Demise:</u>	<u>Sq Ft</u>	<u>Sq M</u>
Floor Area - Former Branch		
Ground Floor	1,128	104.76
First Floor	462	42.93
Second Floor	217	20.18
Third Floor	439	40.74
Basement	377	35.06
Total	2,623	243.67

**Floor Area - Leased Office
Accommodation**

First Floor	535	49.70
Second Floor	530	49.23
Third Floor	187	17.35
Total	1,252	116.28

TOTAL:	3,875	359.95
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Business Rates:

The premises currently has a Rateable Value of £35,500. For further details contact Gov.uk or visit the Business Rates department of the Local Authority.

EPC:

Energy Performance Asset Rating is TBC.

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date prepared:

March 2023

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction

