



**£25,000 per
annum**

- Prominent Retail Unit
- Immediately Available
- Total Accommodation 53.88 sqm (580 sqft)

2B Dalesway Shopping Centre, Ilkley, LS29 9LA

1-5 The Grove, Ilkley, LS29 9HS
Email: ilkleycomm@dacres.co.uk

Location

Ilkley is a popular spa town with a considerable number of vibrant businesses ranging from national retailers to small independent shops, all helping to provide an attractive shopping environment which is popular to both residents and visitors.

The subject property forms part of the Dalesway Shopping Centre and is located in the prominent position fronting Ilkley's main car park, with adjoining operators including Boots Opticians.

Description

The property comprises a ground floor retail unit with shopfrontage out on to the main car park. Security is provided by a roller shutter door to the main double doorway entrance. To the rear of the unit is a small store and WC. Fit out is to a shell plus specification including carpet and wood flooring, plaster and painted walls and a number of lighting units.

Accommodation

The accommodation has been measured in accordance with the Royal Institution of Chartered Surveyors Property Measurement 2nd Edition (2018) to provide the following approximate measurements.

	Sqm	Sqft
	53.88	580

Terms

The property is available to let by way of a new lease at a commencing rent of £25,000 per annum. A service charge would be payable in addition to this rent, details are available upon request.

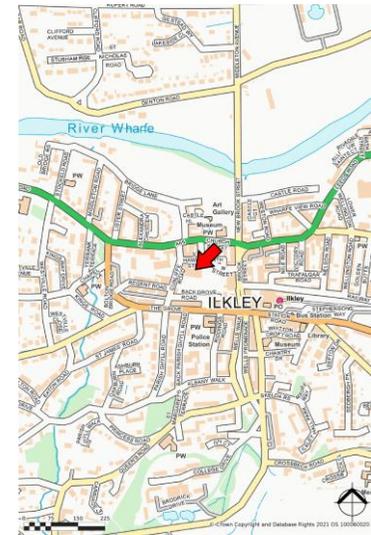
Business Rates

.Rateable Value: £19,000
Standard Non-Domestic Multiplier 2021/22: 49.9p

N.B. The rateable value is not the sum payable. The Non Domestic Business Multiplier should be applied after which small business relief and transitional phasing may also be applicable. Interested parties should make their own enquiries with the Valuation Office Agency or Local Authority.

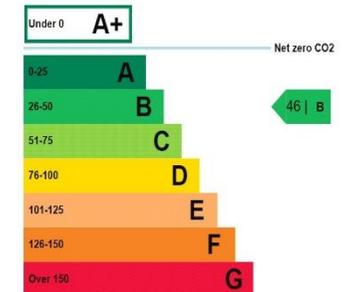
Legal costs

Each party to the transaction will be responsible for their own legal costs incurred



VIEWING / FURTHER INFORMATION

Call 01943 885412
Ref: Matthew Brear



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