



**FOUR-STOREY COMMERCIAL
BUILDING SUITABLE FOR A
VARIETY OF USES**

Rent £37,500 PA

Description

The former Banking Hall, an inner terraced four-story commercial property, adjacent to Santander and positioned in a prime and prestigious location in the heart of the popular vibrant town of Ilkley, only recently used as office accommodation on all floors, having been let to the previous tenant for a number of years.

The building is approached directly from the Grove and briefly comprises of; entrance lobby at ground floor, stairs leading to the first, second and third floor offices. The ground floor comprises, predominantly open plan, a air-conditioned, light and airy offices. The basement includes air-conditioned office /staff room, staff w.c and understairs storeroom as well as an additional large storeroom with a walk in safe.

The upper floors comprise of further air-conditioned offices, meeting rooms, storerooms, kitchen and staff w.c. The front offices and attic have light and airy working environments, and views from the sash windows on the front elevations, over the bustling Grove, and over the valley beyond.

Whilst having been used as office accommodation, the premises also deems to be suitable for a range of retail occupiers with the ground floor and basement providing excellent retail space and storage.

Terms

Leasehold. The property is available to lease on new terms to be negotiated.

Rateable Value

Rateable Value: GF & basement £17,750 / 1 St 2nd & 3rd Floors £11,750.

Uniform Business Rate for 2025/26: 0.546.

Small business rate relief may be available to some occupiers. Further enquiries should be directed to Bradford City Council for any rates related matters or queries. FSS will accept no liability for any changes to business rates.

VAT

To be confirmed.

Legal Costs

Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

Planning

Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

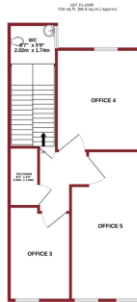
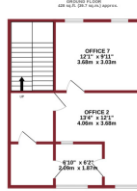
Services

All mains services are connected to the property.

Viewing

If you would like to view this property, please contact FSS on 01423 501211





TOTAL FLOOR AREA : 2715 sq.ft. (252.2 sq.m.) approx.
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