



# FSS

QUALITY TRUST VALUE

Suite 3 Ridings House  
31 Leeds Road  
Ilkley  
LS29 8DP



**FIRST FLOOR OFFICE  
SUITE – AVAILABLE &  
READY TO VIEW**

**Rent £3,500 PA**

## **Description**

Ridings House is home to several bespoke and beautiful offices, prominently located on Leeds Road in Ilkley.

Suite 3 is positioned on the first floor of the building and provides office space totalling 115 sq. ft.

The suite is available to lease on new, flexible terms to be negotiated.

All of the offices benefit from the use of separate, communal male and female WC's, a kitchenette and 24-hour access as and when required.

The building overall and the individual suites themselves are fitted out to the highest standard, with gas central heating throughout.

The suite offers new businesses a space to relocate from what might currently be a work at home arrangement.

## **Terms**

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

## **Rateable Value**

Rateable Value: £2,000.

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**

There is no VAT payable.

## **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 and we will be pleased to make an appointment.





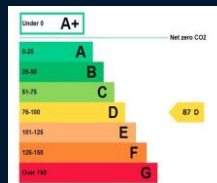
**TOTAL APPROX. FLOOR AREA 115 SQ.FT. (10.7 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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