



**SECOND FLOOR
OFFICE SUITE –
AVAILABLE TO VIEW!**

Rent £5,200 PA

Description

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

Suite 7 is positioned on the second floor of the building and provides office space totalling 283 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: £3,000.

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.



QUALITY TRUST VALUE





TOTAL FLOOR AREA : 283 sq.ft. (26.3 sq.m.) approx.
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FSS trust potential buyers and sellers have obtained financial advice, or have funds in place, prior to entering into a property transaction. FSS, as agents acting on behalf of clients, will seek proof of funding to safeguard our clients interest. Should you require mortgage advice, we have a long standing relationship with an independent mortgage advisor who can provide information for you. Please ask a member of staff for more details. Over the course of the last financial year 2018-2019 referrals to this independent mortgage broker have, on average, earned us a fee of £339.96 per case.

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