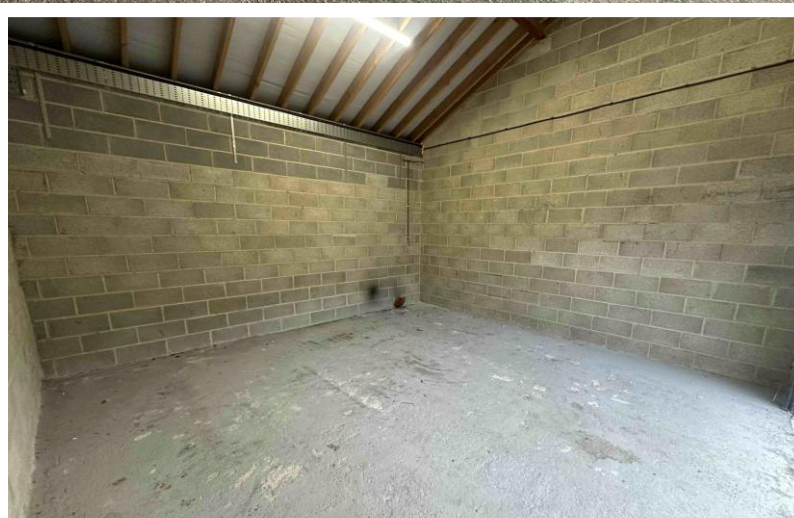




QUALITY TRUST VALUE

Unit 10, 42a Unit 10 Nelson Road,  
Ilkley, West Yorkshire,  
LS29 8HN



**VERSATILE OPEN PLAN  
STORAGE UNIT**

**£5,995 PA**

## **Description**

Perfectly positioned in the heart of Ilkley town centre, this open plan storage unit offers excellent flexibility for a variety of uses, including general storage, small business base, or a workshop.

The unit benefits from pre-existing plumbing, LED lighting, and an open plan configuration totalling 300 sq. ft.

Located within a well-maintained development, please see the floorplan for the precise location of the unit.

## **Location**

Located just a short walking distance from the prime retailing areas of Brook Street and the Grove, this rare opportunity offers the ability to for an existing, or new business to have premises so close to the Centre. Such opportunities are limited in immediate proximity to the Town Centre and a viewing is recommended to appreciate the space on offer.

## **Terms**

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

## **Rateable Value**

Rateable Value: £1850

Uniform Business Rate for 2025/26: 0.546. Small business rate relief may be available to some occupiers. Further enquiries should be directed to NYC for any rates related matters or queries. FSS will accept no liability for any changes to business rates.

## **VAT**

All figures quoted are deemed exclusive of VAT where applicable.

## **Legal Costs**

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.

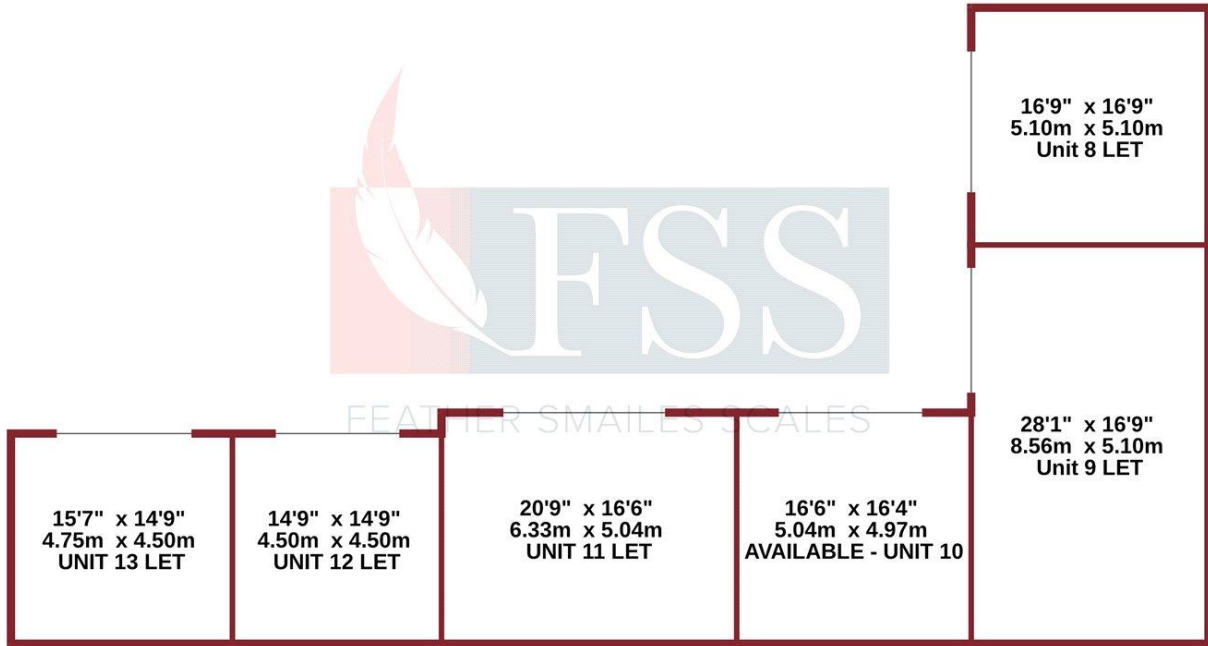
## **Viewing**

If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.



# GROUND FLOOR

269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA : 269 sq.ft. (25.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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