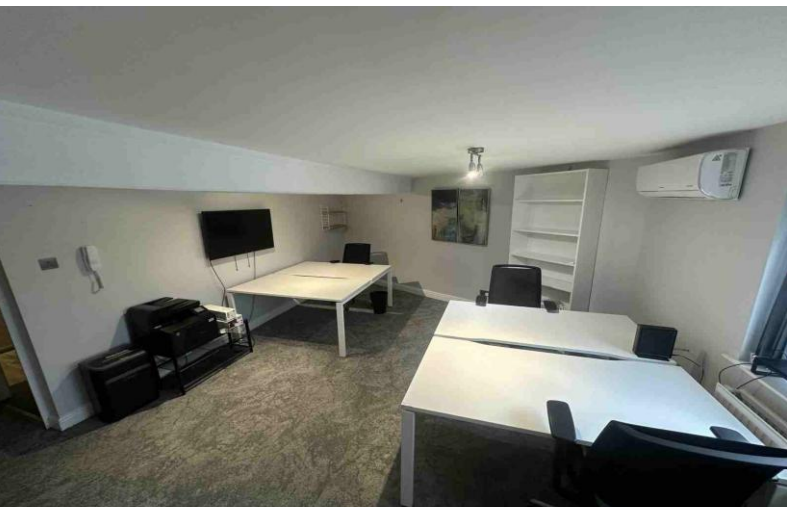


Second Floor Suite
18 Church Street
Ilkley, LS29 9DS



SECOND FLOOR OFFICE SUITE
LOCATED IN A PRIME
POSITION

£10,740 PA

Description

Located in a popular roadside position in Ilkley, this high-quality second-floor office suite offering a modern work space ideal for small businesses or professionals seeking a ready to use workspace.

The accommodation benefits from a shared kitchen and bathroom facilities, including both a shower and bath. The office is fully equipped with a printer, TV, air conditioning, and heating.

All utilities excluding broadband and business rates (if applicable) are included within the quoted annual rental figure.

Terms

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

Rateable Value

Rateable Value: £11,000

Uniform Business Rate for 2025/26: 0.546. Small business rate relief may be available to some occupiers. Further enquiries should be directed to 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

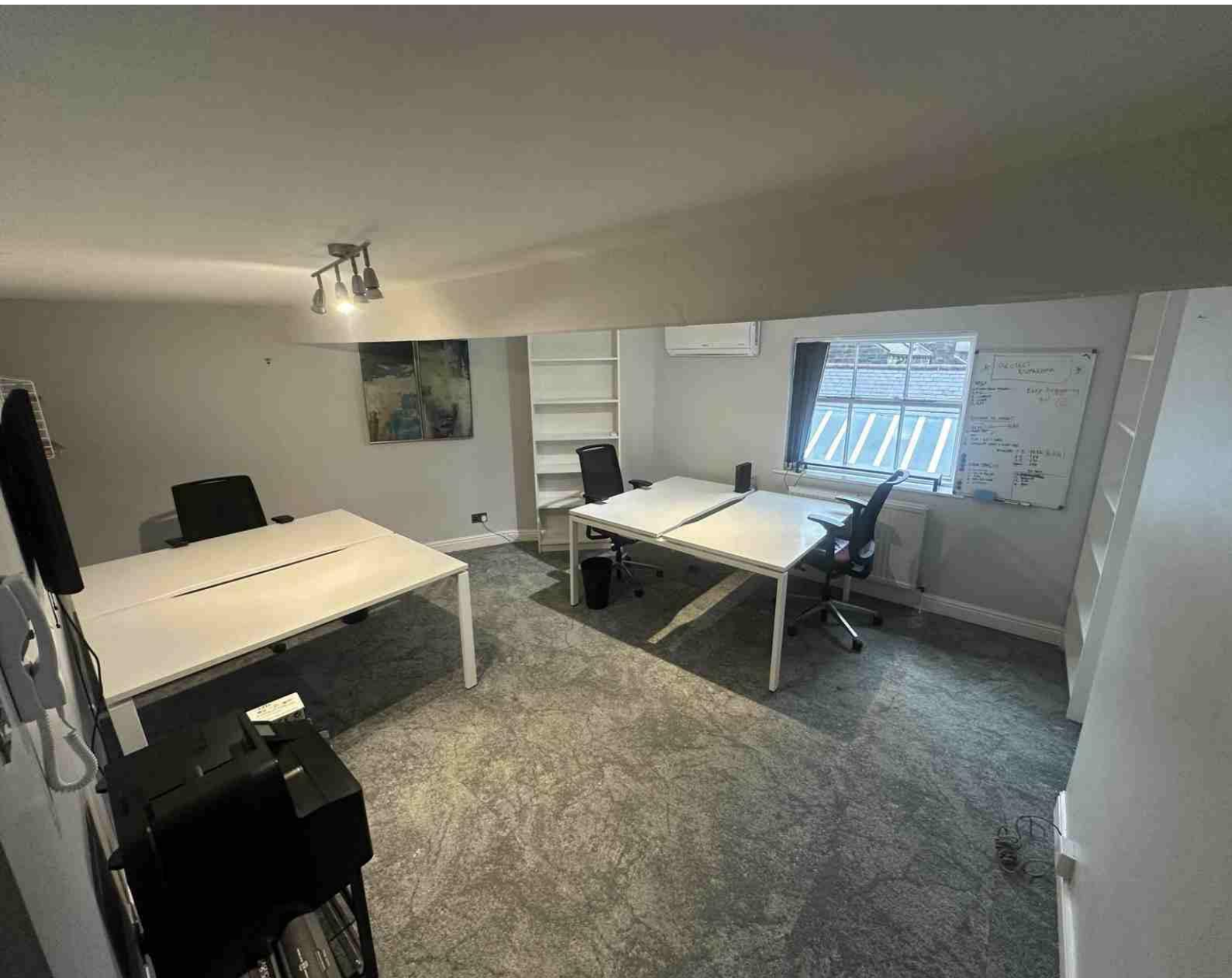
Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Services

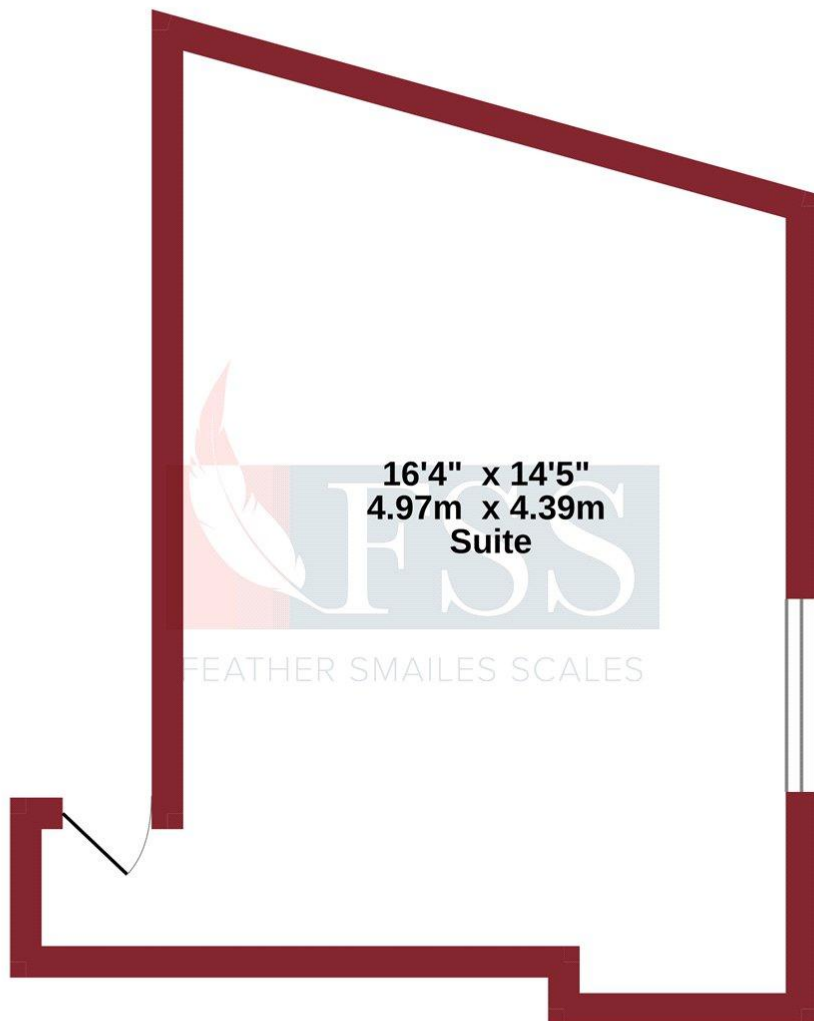
All mains services are connected to the property.

Viewing

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



SECOND FLOOR
194 sq.ft. (18.0 sq.m.) approx.



TOTAL FLOOR AREA : 194 sq.ft. (18.0 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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TBC

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