

## Units 1 And 2, Drill Hall Business Centre, East Parade, Ilkley, LS29 8EZ



APPROXIMATELY 2475 SQ FT

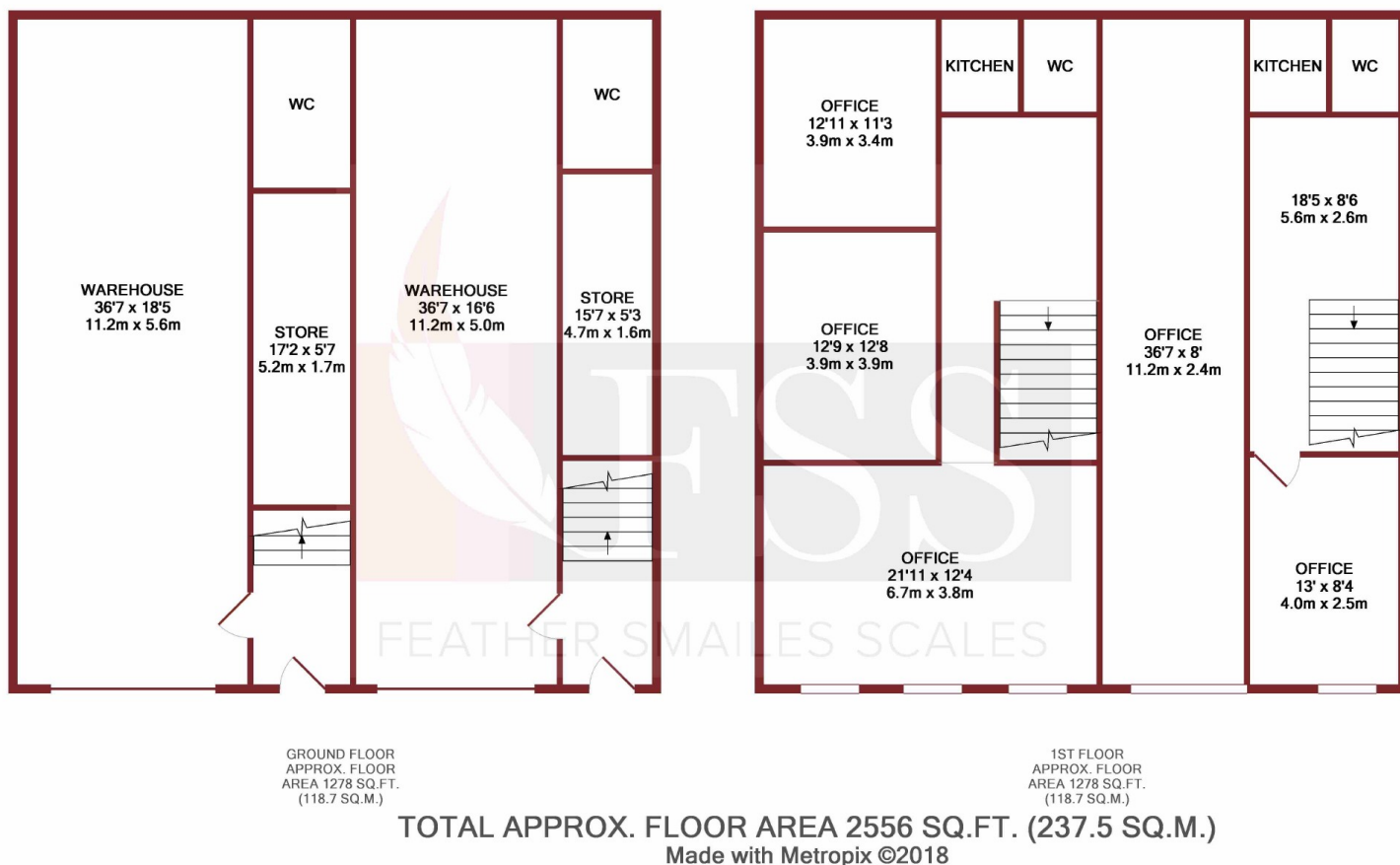
### Description

The subject property comprises a 2 storey commercial property, predominantly of brick construction under a concrete tiled roof. The units offer similar sized accommodation overall and have been connected at first floor level through removing the dividing wall.

The properties comprise warehousing/storage accommodation at ground floor with access to the first floor offices. Both units offer W.C. Accommodation at ground and first floor level and include gas fired central heating. Externally there is car parking with 2 spaces allocated to each unit.

**WAREHOUSE WITH OFFICES**

**£35,000**  
Per annum



## Location and Directions

The properties are situated on the western side of The Drill Hall Business Centre, a small business park comprising 17 mixed use commercial properties. The Business Centre lies south of Ilkley town centre. The immediate area is predominantly industrial and commercial buildings bordering a residential area to the east.

## Tenure

Leasehold. The property is available on a new lease the terms of which are to be negotiated.

## Rateable Value

Rateable Value: £18,250  
Uniform Business Rate for 2018/19 £0.493.  
Small business rate relief may be available to some occupiers. Further enquiries should be directed to HBC 01423 500600

## VAT

All figures quoted are deemed exclusive of VAT where applicable.

## Services

All mains services are connected to the property.

## 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.

## Viewing

Strictly by appointment with the agent Tel: 01423 501211.

**IMPORTANT NOTICE: 1. Particulars:** These particulars are not an offer of contract, nor part of one. You should not rely on statements by Feather Smales Scales LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Feather Smales Scales or any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). **2. Photos etc:** The measurements and distances given are approximate only and maps, plans and areas displayed are for illustration purposes only. Photographs show only certain parts of the property as they appeared at the time they were taken. **3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. **4. VAT:** The VAT position in relation to the property may change without notice. Viewing by appointment only. Feather Smales & Scales is a limited liability partnership registered in England with registered number OC308783. Our registered office is 8 Raglan Street, Harrogate, North Yorkshire, HG1 1LE, where you may look at a list of members' names.

**01423 501 211**

[www.fssproperty.co.uk](http://www.fssproperty.co.uk)  
[info@fssproperty.co.uk](mailto:info@fssproperty.co.uk)

8 Raglan Street, Harrogate,  
North Yorkshire, HG1 1LE