



INDUSTRIAL OFFICES **RETAIL INVESTMENT** DEVELOPMENT
24 AND 24A LEEDS ROAD
ILKLEY
LS29 8DS



FOR SALE
RARE TOWN CENTRE OPPORTUNITY
RETAIL/RESIDENTIAL INVESTMENT
OF INTEREST TO OWNER OCCUPIERS/INVESTORS
POTENTIAL ANNUAL INCOME: £25,000 (APPROX)

PRICE: £387,500

CONTACT:
Richard Heslop – 01943 662662
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LOCATION

The property is located on the south side of Leeds Road (A65) within 70 metres of its junction with Brook Street.

Occupying a prominent position with full height glazed frontage, the property is well placed to benefit from Ilkley's extensive range of amenities including retail, restaurants and offices.

Leeds Road is a much sought after location and is now home to a number of successful independent retailers including a bakery, coffee houses, restaurants and landscape designers.

DESCRIPTION

Previously used as a kitchen showroom the property is suitable for a variety of leisure / commercial uses. There is a large basement, suitable for storage.

There are 2 no. 1 bed apartments located on the upper floors. Externally, the property benefits from a small, enclosed yard and there is space for loading / unloading.



ACCOMMODATION

FLOOR	SQ.FT	SQ.M
Ground & Retail	530	49
Basement & Storage	205	19
TOTAL	735	68

THE INVESTMENT

- Retail Unit: Currently vacant but market evidence indicates an annual rent of £13,000 p.a.
- Residential: 2 no. 1 bed apartments let to long term tenants (10 years+). Each apartment is let at £500/month giving an annual income of £12,000.

EPC

Retail Unit: Awaiting updated EPC.

Residential: Energy Rating 'E'. Valid to April 2031.

RATEABLE VALUE

The property has a rateable value of £10,250.

LEGAL COSTS

Each party is responsible for their own legal costs.

SERVICES

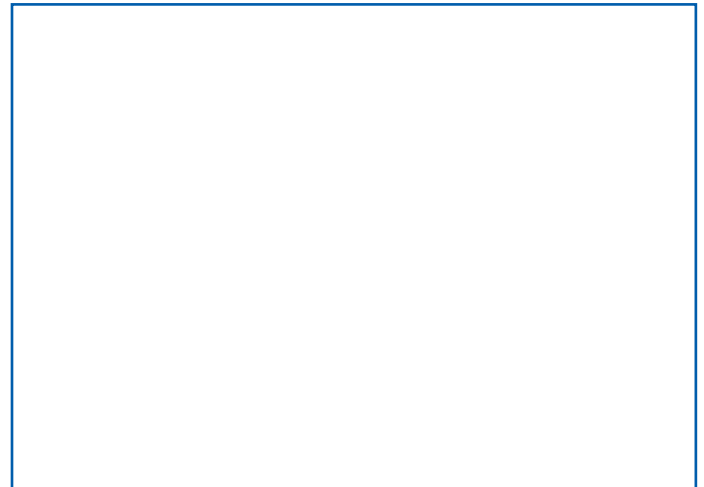
We understand that all mains' services are installed or are available. However, we recommend that prospective occupiers make their own enquiries as to the availability, suitability and capacity of such services. VAT at the standard rate is applicable.

VIEWING

Strictly by appointment only, contact:-

Richard Heslop: 01943 662662

Or email richard@de-commercial.co.uk



MISREPRESENTATION ACT

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