



INDUSTRIAL OFFICES RETAIL INVESTMENT DEVELOPMENT

**UNIT A WHARFE VIEW YARD  
ILKLEY, LS29 8DP**



**TO LET**

**HYBRID UNIT 1,300 SQ. FT.**

**AVAILABLE AS A WHOLE OR ON A FLOOR-BY-FLOOR BASIS**

**GROUND FLOOR: 385 SQ. FT (35 SQ. M)**

**FIRST FLOOR: 916 SQ. FT (85 SQ. M)**

**RENT: FROM £4,200 P.A.**

CONTACT:

Richard Heslop – 01943 662662

[richard@de-commercial.co.uk](mailto:richard@de-commercial.co.uk)

**LOCATION**

The property is located off Wharfe View Road in the centre of Ilkley, in a mixed area of commercial and residential. The town of Ilkley offers an extensive range of amenities including restaurants, retail and offices. The town is well served with public transport links including a mainline railway service to both.

**DESCRIPTION**

Currently used as a micro-brewery, the property is arranged over ground and first floors. The ground floor comprises an open plan storage/light industrial area, where the beer is brewed. The first floor is a large open plan area, suitable for a variety of uses including offices, storage and leisure. Currently laid out as a bar for the brewery with seating for customers. To the rear is a self-contained storage room and W.C.



**ACCOMMODATION**

	<b>SQ. FT.</b>	<b>SQ. M</b>
Ground Floor	385	35
First Floor	915	85
<b>TOTAL</b>	<b>1300</b>	<b>120</b>

**RENT**

Available as a whole or on a floor-by-floor basis.  
From £4,200 p.a.

**RATEABLE VALUE**

Ground Floor - £2,225  
First Floor - £2,000

**TERMS**

The property is available on a new lease for a term by arrangement.

**LEGAL COSTS**

Each party responsible for their own legal costs.

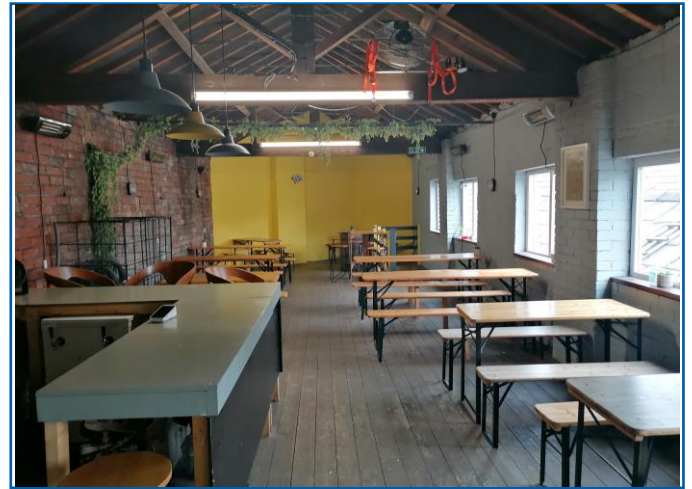
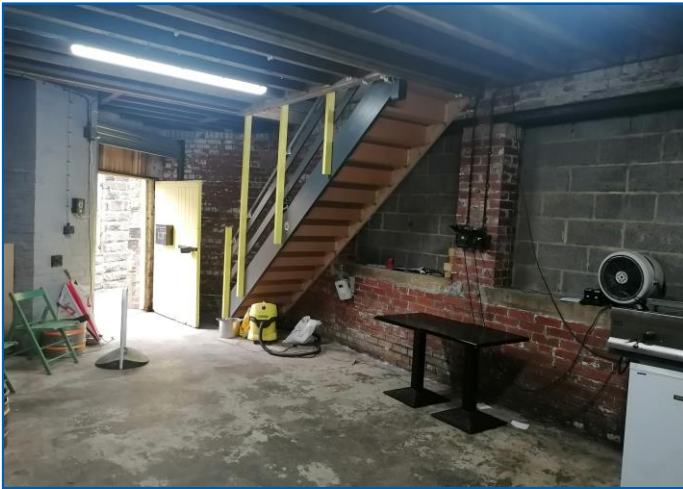
**SERVICES**

The property benefits from mains electricity and water.

**VIEWING**

Strictly by appointment only, contact:-  
Richard Heslop: 01943 662662  
Or email richard@de-commercial.co.uk





#### MISREPRESENTATION ACT

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