



INDUSTRIAL OFFICES RETAIL **INVESTMENT** DEVELOPMENT

VALLEY DRIVE
ILKLEY, LS29 8PB



FOR SALE

OFFICE INVESTMENT

CURRENT RENT: £50,150

POTENTIAL TO INCREASE RENT TO £55,000

GUIDE PRICE: £690,000

CONTACT:

Richard Heslop – 01943 662662
richard@de-commercial.co.uk

Address

LOCATION

The property is situated on Valley Drive with access from Valley Road within the established Development Centre, home to a number of companies.

The Development Centre lies one mile east of Ilkley town centre. The property is bordered by residential development to the north and west.

Ilkley is a market town and town centre amenities include retail, restaurants and offices. The town is well served with public transport links including a mainline railway service to both Leeds and Bradford.

DESCRIPTION

Holiday House comprises a 2-storey office property which has recently undergone extensive refurbishment and divided up into a number of offices with amenities at ground floor level.

Externally there is on-site car parking for up to six vehicles.

SPECIFICATION

- * Sensored LED lighting (part only)
- * Gas fired central heating
- * Carpeting
- * New kitchen and W.C. facilities
- * Enhanced frontage with secure access
- * On site car parking

ACCOMMODATION

	Sq. Ft.	Sq. M
Ground Floor	2401	223
First Floor	2916	271
TOTAL	5317	494

TENANCY SCHEDULE

Suites 1 & 5: Passing rent £16,981 + service charge.

Suite 2: Lease expiring 30 April 2023. Passing rent £13,618 + 20.5% service recharge bills.

Suite 3: Lease expiring 30 April 2023. Passing rent £14,750 per annum + 30% of service recharge bills.

Suite 4: Passing rent £4809 pa + service charge of £918 pa.

Suite 1A: Occupied by the freeholders who will take a new lease at a rent of £5,500 pa.



GUIDE PRICE

This investment is for sale at a guide price of 690,000.

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.

VIEWING

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



MISREPRESENTATION ACT

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