

Bradford Office

2 Festival Square
Little Germany
Bradford
BD1 5BD
01274 398729

Ilkley Office

The Estate Office
10 Castle Yard
Ilkley
LS29 9DT
01943 968522

Keighley Office

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



FOR SALE

Ground Floor Retail Accommodation Currently Vacant
With Separately Accessed Upper Floor Offices Currently Let



- **Excellent location on the fringe of Ilkley Town Centre**
- **Suitable for a variety of retail/showroom and office uses**
- **Good access to all the Town Centre facilities**
- **Adjacent to Ilkley Railway Station**
- **Income producing upper Floors**

**4 COWPASTURE ROAD, ILKLEY
WEST YORKSHIRE, LS29 8AR**

4 COWPASTURE ROAD, ILKLEY WEST YORKSHIRE, LS29 8AR

Location

The property is situated at the bottom of Cowpasture Road just a short walk from the town centre and its shops and amenities. The town's railway station is virtually opposite and provides a regular service to Leeds and Bradford.

Description

A sizeable retail showroom with offices to the upper floors. Excellent frontage to Cowpasture Road/Station Road.

The ground floor accommodation includes large sales area to the immediate front. To the rear additional sales accommodation, storage and office. To the first floor there is a small store room for use with the ground floor and shared WC.

There are then offices to the remainder of the first floor, second floor and third floor all currently let.

To the rear there are two car parking spaces.

Accommodation

Ground floor

Currently vacant. Comprises sales accommodation with glazed frontage and extends in all to 829 sqft 77sqm. To complement the ground floor there is a small store room at first floor level extending to 54 sqft 5sqm along with a shared WC facility.

Basement

Basic storage cellars 569 sqft 53sqm

First Floor

Office accommodation currently accessible from the rear of property.

Second and Third Floor

Further office accommodation currently accessible from the rear of the property.

External

Two car parking spaces to the rear.

Rateable Value

The ground floor element of the property currently has a rateable value of £19,250 and is described as shop & premises. The rateable value does however apply to the ground floor element of the property and the ground floor element of the adjoining property. The two elements are currently connected and once split the rateable value will be reassessed by the valuation office. It will likely reduce.

Planning

We recommend interested parties make their own enquires with regards their specific use to the local planning office on Tel: 01274 434605, email: planning.enquiries@bradford.gov.uk

Tenancies

The first floor is let by way of a formal lease at £3,850 per annum

The second and third floor is currently let by way of a formal lease at £5,390 per annum.

Further particulars area available on request.

Guide Price

£350,000 - subject to existing first, second and third floor tenancies.

VAT

All prices/rents are quoted exclusive of any VAT liability if applicable.

Legal Costs

The ingoing tenant will be responsible for the landlords reasonable legal costs incurred during the preparation of the lease documentation

Further Information

Lisa Throupe - 01535 600097/07966 300501
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Thinking of selling/letting? If you have a property of which you are considering a disposal then please contact us to arrange a no obligation market appraisal.



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Energy Performance Certificate

Non-Domestic Building



GROUND FLOOR RETAIL UNIT
2-4 Cow Pasture Road
ILKLEY
LS29 8SR

Certificate Reference Number:
0010-9934-0358-9651-9094

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

◀ 69

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	127
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	106.97
Primary energy use (kWh/m ² per year):	632.77

Benchmarks

Buildings similar to this one could have ratings as follows:

19 If newly built

55 If typical of the existing stock