



To Let

Attractive First Floor Office Suite
568 Sq Ft

Flexible Lease Terms

48A The Grove, Ilkley, LS29 9EE

SW

Sanderson
Weatherall

Location

Prominently positioned on The Grove, Ilkley's premier commercial street, the property is convenient for all local amenities. Ilkley is a very popular town with a wide range of facilities, not least including fast (electric) rail link to Leeds and Bradford and beyond, the station within minutes level walking distance.

There are numerous bars and restaurants in the area with Ilkley Moor only a short walk.

Description

The first floor office suite comprises of a single open plan working area with mid-way glazed partition/door.

There are shared female and male toilet facilities together with a kitchen located off the first-floor half landing. The premises have recently been comprehensively refurbished, with new fittings (fully carpeted with programmable electric heating, LED lighting and door entry intercom etc.)



Accommodation

The property has an entrance from The Grove with vestibule and hallway leading to half landing off which are arranged kitchen and female/male toilets.

First Floor Suite

5.72m x 5.54m overall (plus bay window overlooking Grove Gardens) plus 5.16m x 3.64m

Floor Area

52.77 Sq m (568 sq ft) - GIA

Terms

The premises are immediately available on standard commercial (tenants effective full repairing & insuring) for a term of years to be agreed.



Rent

£10,000 p.a. plus **Service Charge** (10% of rent in respect of heating/lighting and cleaning of common areas etc.)

Rateable Value

£9,700 Qualifying occupiers will benefit from Small Business Rate relief leading to a potential **nil rate liability** (applicants must confirm for themselves).

EPC

The property has an EPC rating of D (77).

Anti Money Laundering (AML)

In accordance with regulations electronic ID checks will be carried out where required.







Sanderson
Weatherall

Viewings

For further information or to
arrange a viewing please
contact the joint letting
agents:

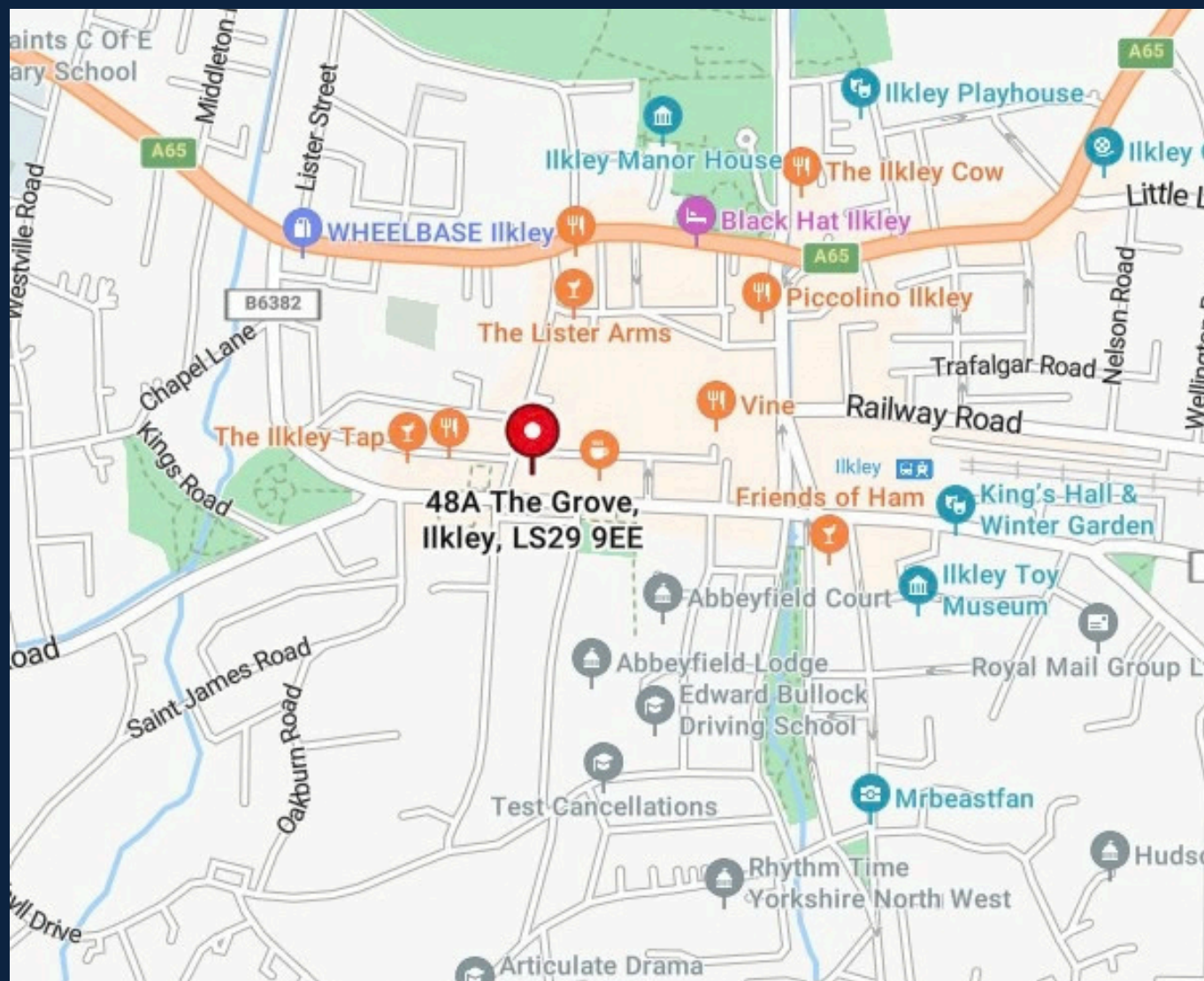
▶ Richard Thornton
0113 221 6050
richard.thornton@sw.co.uk

or

▶ Alastair McDowell
01943 666 955
alastair@atkinsonassoc.co.uk



sw.co.uk



Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

September 2026