

lot 14

20/22 Brook Street
Ilkley, West Yorkshire LS29 8DE

Rent
£95,638
per annum
exclusive

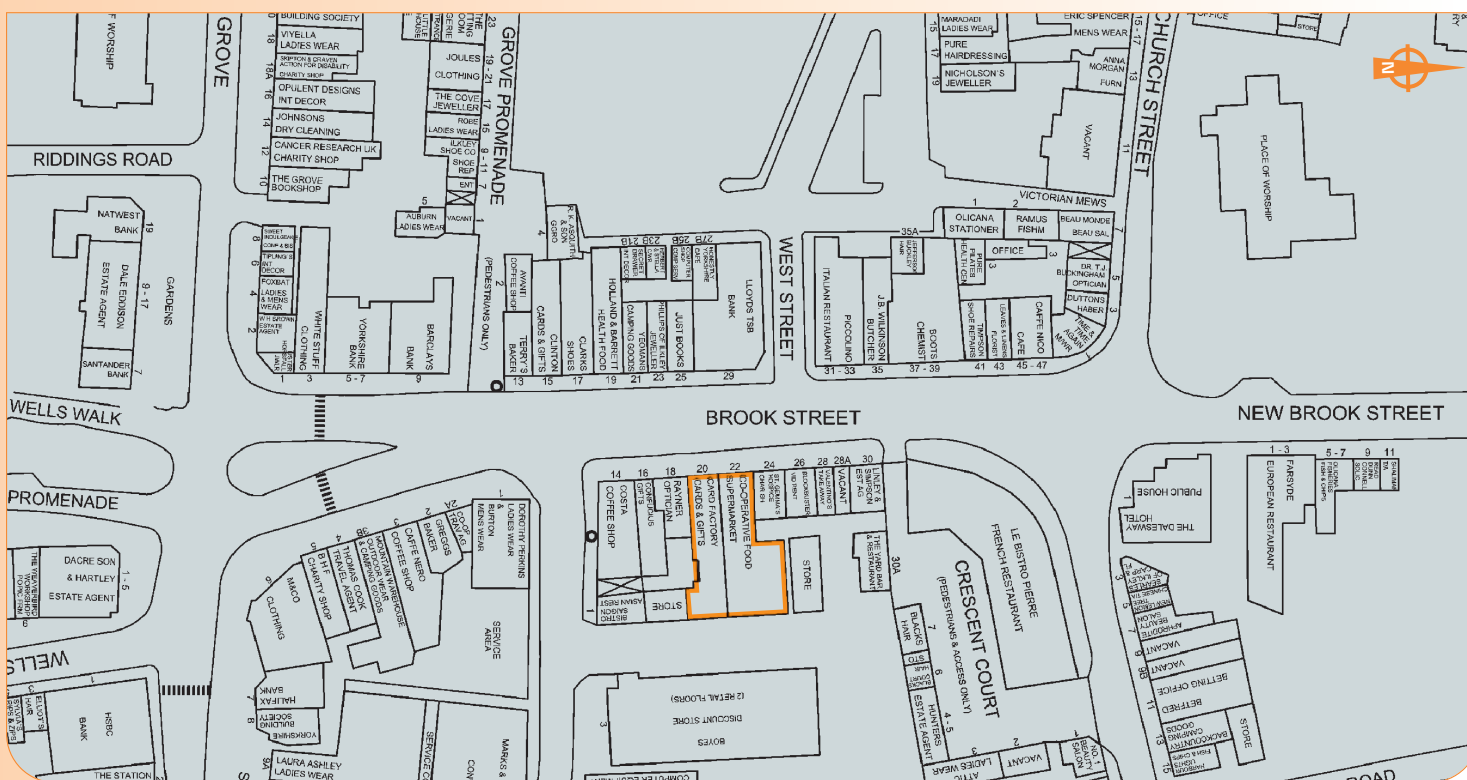
Freehold Retail and Residential
Investment

- Ground floor let to Co-operative Group Food Limited on a new 15 year lease
- Nearby occupiers include Lloyds TSB, Costa Coffee, Boots Chemist, Holland & Barrett and Dorothy Perkins
- Prominent Town Centre Location



On behalf of
The **co-operative** estates





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Location

Miles: 11 miles north of Bradford
16 miles north-west of Leeds
Roads: A58(M), M621 (Junction 2)
Rail: Ilkley Rail
Air: Leeds Bradford International Airport

Situation

Ilkley is an affluent spa town some 16 miles north-west of Leeds. The property is situated in the town centre on the eastern side of Brook Street, the town's principal shopping thoroughfare. Nearby occupiers include Lloyds TSB, Costa Coffee, Boots Chemist, Holland & Barrett and Dorothy Perkins.

Description

The property comprises two ground floor retail units with a first floor residential flat at 20 Brook Street and first floor ancillary accommodation at 22 Brook Street.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
20	Ground	Retail	166.20 sq m (1,789 sq ft)	CO-OPERATIVE GROUP FOOD LIMITED (1) t/a The Co-operative Food and Card Factory (2)	15 years from completion on a full repairing and insuring lease (3)	£92,500	5 yearly
22	Ground First	Retail Ancillary	214.23 sq m (2,306 sq ft) 126.07 sq m (1,357 sq ft)				
20A	First	Residential	55.70 sq m (600 sq ft)	INDIVIDUAL	Protected Residential Registered Tenancy from 03/11/1977	£3,138	
Totals			562.20 sq m (6,052 sq ft)			£95,638	

- (1) The Co-operative Food is the fifth largest food retailer in the UK with over 2,800 stores, one in every UK postal area. (Source: www.co-operative.coop 07/11/2013)
- (2) 20 Brook Street has been sublet to Sportswift Limited and is trading as Card Factory. Opened in 1997, Card Factory now has over 650 shops throughout the UK. (Source: www.cardfactory.eu.com 06/11/2013)
- (3) The lease to Co-operative Group Food Limited will provide for a tenant only option to determine on the tenth anniversary of the term and a contractual option to renew.

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