

124 / 124A BOLLING ROAD,
BEN RHYDDING, LS29 8PN

RETAIL / RESIDENTIAL
INVESTMENT
FOR SALE

- Located in the popular suburb of Ben Rhydding
- Of interest to owner occupiers and investors
- Ground floor retail and two-storey flat
- Combined rental income of £23,440 per annum
- Offers in the region of £375,000



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Location

The property is located in Ben Rhydding a popular residential area of Ilkley which has a population of 15,000. It is 15 miles north-west of Leeds and 12 miles west of Harrogate.

Ben Rhydding train station provides excellent transport links with half hourly services to Leeds and Bradford both being within 30 minutes. Ilkley is within walking distance and the A65 arterial road serving Leeds, Bradford and Skipton close by.

The backdrop to Ben Rhydding is Ilkley Moor and the Cow and Calf rocks, all within easy reach.

The property forms part of the prominent parade of shops fronting Bolling Road with some long-established businesses namely Furniss family butcher and Harrison Robinson estate agents. Other businesses include Tranmer White estate agents, Sak and Unique hair salons.

Local amenities include the Wheatley Arms pub and restaurant, with Starbucks and a Tesco Express close by. Bolling Road primary school is within a very short walk.



Description

The property forms part of the Victorian Parade of shops built of stone underneath a pitched slate roof, providing a retail unit at ground and lower ground floor levels. A self-contained flat is situated above with accommodation arranged over first and second floor levels.

124 Bolling Road:

The ground floor is let to the established hair dressing business BARNETTS Hairdressing (in occupation from 2007) with a salon also in Skipton.

The ground floor has overall sales are of 599 sq ft with a lower ground floor of 538 sq ft.

124A Bolling Road:

The residential flat entrance is from Bolling Road, the first and second floors accessed from a ground floor vestibule and provides the following accommodation:

The four bedroom flat provides very spacious accommodation with a good-sized fitted kitchen and living room with bay window with some of the rooms having feature fireplaces.

The flat benefits from a gas fired central heating system and is part double gazed.

The flat which is entirely self-contained will undoubtedly be of interest to owner occupiers and investors given the strength of the residential investment market.

Tenancy Schedule

Floor	Tenant	Lease Details	Rent per annum	Rent Review	EPC	Rateable Value
Ground Floor	Karen Daines Trading as BARNETTS Hairdressing	6-year lease on IR & I lease terms w.e.f. 13th September 2025	£11,500	13th September 2028 to open market rental value	D 98	£12,500
1st and 2nd Floors	Eileen McTigue	12 months tenancy w.e.f. 25th June 2025	£11,940	RPI annual increase	C 71	N/A
Total Income			£23,440 per annum			

Residential Accommodation

	Dimensions (m)	Sq m	Sq Ft
Ground Floor:			
Vestibule	5.96 x 1.04	6.20	67
First Floor:			
Kitchen	4.34 x 4.01	17.40	187
Living Room	4.11 x 5.20	21.37	230
	1.2 x 3.00	3.6	39
Bathroom	3.17 x 2.00	6.34	68
Bedroom 1	2.13 x 3.76	8.0	86
WC	0.91 x 1.4	1.27	14
		64.18	691
Second Floor:			
Bedroom 2	4.32 x 3.95	17.06	184
Bedroom 3	3.76 x 6.36	23.91	257
Bedroom 4	2.48 x 4.50	11.16	120
Shower Room / WC	1.53 x 2.64	4.04	44
Landing	1.95 x 2.59	5.05	54
		61.22	659
Total		125.4	1,350

** Please note the property has not been elected for VAT.

** A copy of the leases are available on request from the joint agents.

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Price

We are instructed to seek offers in the region of £375,000.

Anti-Money Laundering (AML)

In accordance with anti-money laundering, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Tenure

The property is held Freehold.

Energy Performance Certificate (EPC)

The ground floor has an EPC rating of D98.

The first and second floors have an EPC rating of C71.

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Further Information

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



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