



To Let

- £12,000pa
- High specification
- No business rates (subject to qualification)
- Basement storage and W/C
- Highly visible location
- Internal repairing and insuring terms available

114 Bolling Road, Ben Rhydding, Ilkley, LS29 8PN

1-5 The Grove, Ilkley, LS29 9HS
Email: ilkleycomm@dacres.co.uk

Location

Ben Rhydding is a highly regarded residential area on the eastern side of Ilkley, benefitting from a strong local catchment and convenient access to the town centre. Ilkley is a popular spa town featuring an array of national and independent retailers, cafés and restaurants including Bettys, Piccolino and M&S. The town benefits from strong transport connections, with direct rail links to Leeds and Bradford.

The unit is situated on Bolling Road within the established Ben Rhydding area, close to local amenities and residential housing. The property enjoys good visibility and accessibility, with straightforward access into Ilkley town centre and nearby arterial routes.

Description

The accommodation comprises a refurbished retail unit arranged over ground floor and basement levels.

The main sales area is open plan and benefits from good quality LED lighting, plastered and painted walls and a high-quality herringbone floor covering. The property features an attractive shop frontage incorporating a bay window, together with retained period features including a mosaic floor and stained glass detailing.

Steps lead up to a rear sales area which is fitted with LED lighting and carpet floor covering. A W/C and kitchenette are provided at ground floor level.

The basement offers reasonable head height and provides useful additional storage accommodation.

Accommodation

Approximate Net Internal area-

	Sqm	Sqft
Ground Floor Sales	44.63	480
Basement	34.52	371
Total	79.15	851

Business Rates

We made enquiries of the VOA website and the following information is listed on the April 2026 list:

Gnd Flr 114, Bolling Road, Ilkley: £7,400
NB- The rateable value is not the rates payable.

Terms

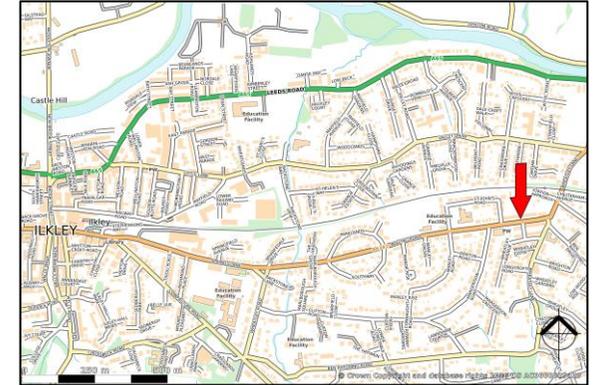
114 Bolling Road is available by way of a new internal repairing lease at an initial rent of £12,000pa.

Legal costs

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

Anti-Money Laundering

To comply with our anti money laundering regulation, two forms of identification and proof of address will be required from the successful applicant.

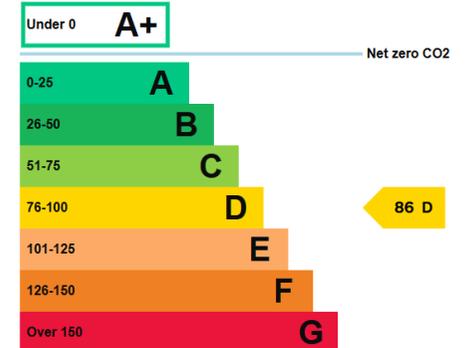


VIEWING / FURTHER INFORMATION

Call 01943 885412 / 07522676995

Ref: Hedley Steel HKS@dacres.co.uk

This property's energy rating is D.



Dacres Commercial themselves and for the vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline for the guidance of intending purchasers and lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Dacres Commercial has any authority to give any representation or warranty whatever in relation to this property. Except as expressly stated in these particulars, all prices quoted (whatever sale price, premium, rent or otherwise) shall in all cases be deemed to be exclusive of VAT and VAT will be added where applicable. Similarly, unless stated otherwise, any offer made will be deemed exclusive of VAT. **Regulated by RICS** March 2026