



## 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](mailto: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

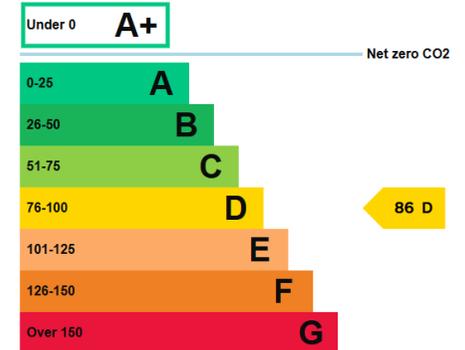
Each party to the transaction will be responsible for their own legal costs incurred.

## 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.



This property's energy rating is D.



VIEWING / FURTHER INFORMATION

Call 01943 885412 / 07522676995

Ref: Hedley Steel HKS@dacres.co.uk



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