



RENT:

£13,000 per annum

- Retail Accommodation with Parking
- Prominent Location
- Suitable for a Variety of Uses, Subject to Planning
- Not currently elected for VAT
- No business rates (subject to qualification)

9b Leeds Road, Ilkley, LS29 8DH

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

Location

Ilkley is a popular spa town featuring an array of both local and national retailers and leisure operators including Bistro Pierre, La Casa and Piccolinos. The town enjoys excellent commuter links with the region's business centres with direct rail services into both Leeds and Bradford.

The property is located in a prominent position along Leeds Road (A65) close the Brook Street and Crescent Court in the centre of Ilkley. Leeds road is an arterial route connecting Ilkley to Otley and Leeds.

Description

The accommodation comprises a ground floor retail unit which is predominantly open plan providing a main sales area with LED lighting and high quality flooring. To the rear of the unit is a modern kitchen and W/C. A basement provides ample storage and is accessed from the main sales area. The rear of the unit can be accessed from Back Weston Road where a car parking space is reserved for the occupiers of the unit.

Accommodation

The accommodation is measured in accordance with the RICS Property Measurement – 2nd Edition (2018) on a Net Internal Area Basis and briefly comprises:

	Sqm	Sqft
GF	33.66	362.18
Basement	30.00	322.8

Business Rates

We have made enquiries with the VOA website and can reveal that the following information is listed from the April 2026 list:

9b: £8,700

Standard Non Domestic Multiplier : 49.9p

N.B. The rateable value is not the sum payable. The Non Domestic Business Multiplier should be applied after which small business relief and transitional phasing may also be applicable. Interested parties should make their own enquiries with the Valuation Office Agency or Local Authority.

Terms

The property is available by way of a new full repairing and insuring lease at a commencing rent of £13,000 per annum.

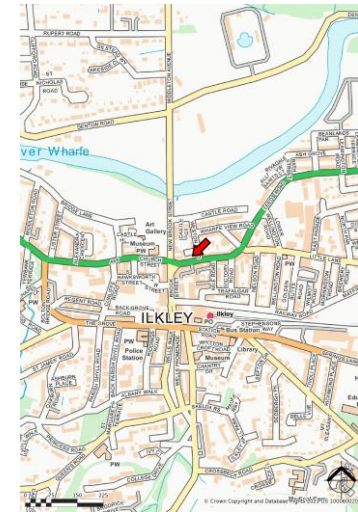
The property is not elected for VAT.

Legal costs

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

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of source of funding will be required from the successful tenant prior to instructing solicitors.



EPC Commissioned

VIEWING / FURTHER INFORMATION

Call 01943 885412

Ref: Hedley Steel HKS@dacres.co.uk



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