



FOR SALE
Town Centre Retail Investment

Crescent Court, Brook Street, Ilkley,
LS29 8DE



Crescent Court

Brook Street

Ilkley

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- Fully let retail Investment
- Ilkley Town Centre Location
- Rare Central Ilkley Freehold Opportunity
- Headline Yield c9.37%
- Total Headline Rent £111,900pa After Stepped Increases

LOCATION

Ilkley is an attractive and affluent spa town in West Yorkshire, situated approximately 12 miles north of Bradford and 17 miles northwest of Leeds. The town benefits from excellent rail connections to Leeds and Bradford, with onward links to London King's Cross, and lies within easy reach of Leeds Bradford International Airport. Recently recognised in the Sunday Times Best Places to Live guide as the best place to live in the north, Ilkley offers a vibrant retail centre, strong local economy and affluent catchment. The resident population is c15,000 but the town attracts many more tourists and day trippers due to its attractive town centre and proximity to the Yorkshire Dales National Park.

The subject property is situated between Brook Street and Leeds Road, two of the main shopping streets in the town.

DESCRIPTION

The property comprises an attractive courtyard development of traditional stone-built buildings providing a mix of six retail units, a two-storey restaurant and a first-floor unit currently occupied by a local chess club. The accommodation is arranged around a central parking area and features timber and glazed shopfronts beneath pitched slate roofs, creating a characterful setting that complements Ilkley's established townscape. The courtyard provides a pleasant trading environment with shared access and parking, offering excellent prominence and footfall from nearby retail and leisure occupiers. The property presents a rare opportunity to acquire a well-let freehold investment in one of Yorkshire's most sought-after market towns.

Ratable Value

The non-domestic property revaluation took effect on the 1 April 2023, based on rental values as at 1 April 2021. We have made internet enquiries only of the Valuation Office and the following appear in the current Rating List.

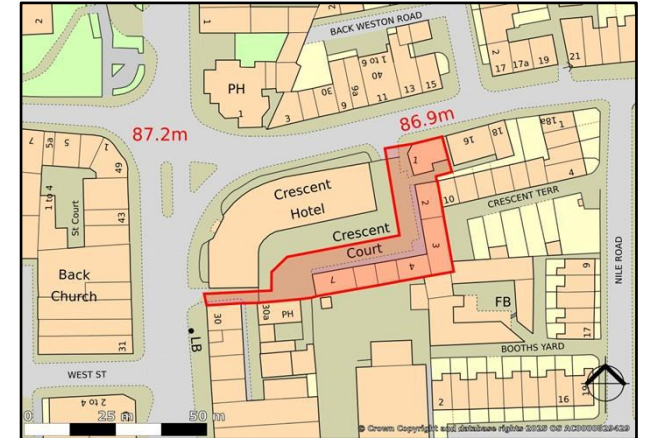
	Rateable Value
Unit 1	£22,000
Unit 2	£16,250
Unit 3	£19,250
Unit 4	£16,750
Unit 5	£8,500
Unit 6	£14,000
Unit 7	£8,500
Unit 8	TBA

TENURE

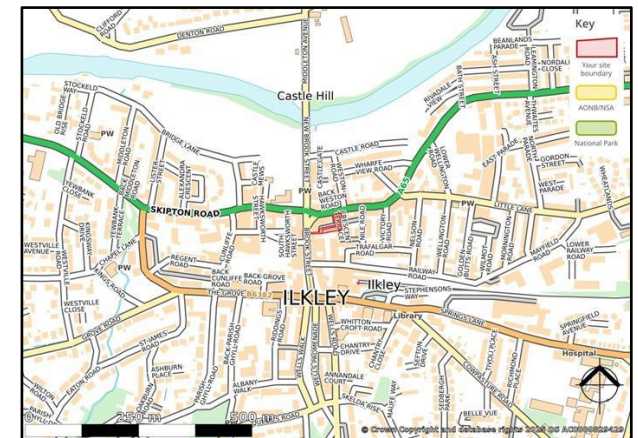
Freehold (WYK159763)

LISTING

Unit 2 and 3 of the property are Grade II listed Listing number: 1199672.



Red – Freehold Boundary (WYK159763)



BRIEF TENANCY SCHEDULE

	Tenant	Lease Terms	Rent (Exclusive of VAT)	Area Sqm (sqft)	EPC	Description
Unit 1	Bridge Bistro Limited	15 Years FRI commencing 24 th February 2025	£24,000pa (Y1 reduced to £20,000)	107.81 (1160)	A(24)	Two Story Restaurant
Unit 2	Pure Pilates Ilkley Limited	5 Years FRI commencing 10/8/2021	£17,500pa	80.20 (863)	C(68)	Pilates Studio
Unit 3	Attic Clothing	Holding Over	£15,000pa	102.70 (1,105)	B(50)	GF retail unit
Unit 4,5 & 6	Goodall Dawson Limited T/A Ilkley Flooring Company	10 years EFRI commencing April 2025 (break in Y5)	£32,000 (Stepped in Y1+2 Y1: £15,000 Y2: £26,000)	105.48 (1135)	B(43) & C(59)	GF retail unit
Unit 7	Gill Stoves Limited	Holding over Lease renewal agreed on 5 year term	£9,600	21.93 (236)	D(95)	GF retail unit
Suite 8	Bradford Chess Centre Limited	5 year FRI commencing 1/3/2021	£7,500	50.19 (540)	D(99)	FF chess centre
Parking	7/9 licenced	Flexible	£6,300			Individual licence agreements
Total Headline			£111,900	468.31 (5,039)		

VAT

The property is elected for VAT and VAT will be applicable on the sale price.

We anticipate this be dealt with by way of a TOGC.

Legal Costs

Each party is to be responsible for their own legal costs.

Investment Sale

Offers in the region of £1,150,000 are invited for the freehold.

This represents a Headline Yield of 9.37% with standard purchasers' costs of 6%. This reflects a net initial yield (prior to stepped rent increases) of c6.64%.

Contact-

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