TO LET
MODERN 2-STOREY PREMISES IN CENTRAL ILKLEY

31 The Grove, Ilkley, LS29 9NQ

GF + FF 1,221 ft²

FOX LLOYD JONES

0113 243 1133

www.fljltd.co.uk



- Attractive modern stone-built property
- Situated on The Grove, Ilkley's premier retail street, the property offers excellent customer access
- Accommodation extends over ground floor and 1st floor – c. 1,221 sq ft combined
- Flexible accommodation suitable for a variety of uses including retail, office, boutique fitness, coffee shop + other Class E uses
- 1 demised car parking space to rear

LOCATION



NEIGHBOURING RETAILERS IN THE LOCALE:

- White Stuff
- JoJo Maman Bebe
- Oliver Bonas
- Jigsaw
- Craghoppers
- Seasalt Cornwall
- Mountain Warehouse

RETAILERS ON THE GROVE INCLUDE:

- Ilkley Dental Care
- SDC Specialist Dental
- Brosgill Opticians
- Moda in Pelle
- Green Room
- Verity Opticians
- Nora's
- Whistles
- Bettys Tea Room
- Mint Velvet
- Charles Clinkard
- Fat Face
- Fig & Willow

- The property occupies a prominent corner position at the end of The Grove, a modern parade which includes Moda in Pelle, Brosgills Opticians, Shelter and SDC.
- The town has an established, well-known retail pitch, with upmarket traders including Charles Clinkard, Fat Face and Oliver Bonas as well as many local independents, 2 of which (Attic Womenswear & The Ilkley Cow) have been nominated for the UK's Favourite Local Business 2026 competition.
- There are also strong F&B brands already established such as the Box Tree, Piccolino's and the famous Bettys tea rooms.
- Ilkley is an affluent commuter town with a population of 15,000. With an exceptional setting between the famous Ilkley Moor and the River Wharfe, it is a popular tourist destination as well as a draw for daytrippers, who benefit from its excellent public transport links.



ATTIC
WOMENSWEAR



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PROPERTY DETAILS

31 The Grove comprises an attractive modern stone-built property providing open-plan retail accommodation at ground floor level, with a large, glazed shopfront and return glazed frontage plus a glazed entrance door. These features provide excellent visibility and high levels of natural light throughout the space.

The ground floor benefits from an attractive wood-effect floor together with track and feature lighting, and includes a separate staff tea point positioned to the rear of the property. The windows are also fitted with shutters, providing additional security.

The first floor is currently used for storage and benefits from fitted cabinets, a storage cupboard and a single WC with hand wash basin.

Both floors provide spacious, open-plan accommodation that lends itself to a variety of uses including boutique fitness, (pilates, Yoga, etc) office, retail, F&B and other Class E uses, subject to any necessary consents.

The shop has the advantage of air conditioning wall-mounted cassettes and heating via wall-mounted heaters on the first floor.

There is one demised car parking space to the rear.


Ground Floor


First Floor



Accommodation

The available accommodation has been measured to have the following approximate net internal floor area:

Floor	M²	Ft²
Ground Sales	56	605
First - Offices	57	616
Total	**113**	**1,221**

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POSSIBLE USES (AI-GENERATED)



Café



Reformer pilates (ground floor)



Mat pilates (first floor)



Office



Retail

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Viewing & further information

Please contact the sole letting agents:

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Tenure:

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent:

£29,500 (£24 psf)

Rateable Value:

£23,750

Occupiers may be able to claim small business rates relief. We advise all interested parties to make their own enquiries of the local rating authority.

Service Charge:

The service charge for 2026 is £1,500.60 pa (excluding VAT).

Insurance:

Insurance for 2026 is £984.35 pa (excluding VAT).

EPC:

The property has a rating of B (50). A full copy of the certificate is available upon enquiry.

VAT:

All figures are deemed to be exclusive of VAT.

Legal Costs:

Each party will be responsible for their own legal costs incurred in this transaction.

Anti-Money Laundering:

Please note: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.

Misrepresentations Act:

1. The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and 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 of them.
3. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

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