



## Former American Golf

112 Bradford Road, Menston, Ilkley, LS29 6BX

### Showroom unit with development potential

**4,856 sq ft**  
(451.14 sq m)

- Fronting the busy A65 (Bradford Road)
- On average over 20,000 passing vehicles per day
- Adjacent to a purpose built Sainsburys Local
- 10 parking spaces

# Former American Golf, 112 Bradford Road, Menston, Ilkley, LS29 6BX

## Summary

Available Size	4,856 sq ft
Rates Payable	£13,370 per annum
Rateable Value	£35,000
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	B (48)

## Description

The property was a conversion of a detached garage building into a showroom at ground floor level with lower ground floor stores and workshops accessed via stairs internally or a side access road. Externally there is a surface car parking at the front for 10 vehicles.

## Location

Menston is an affluent village in West Yorkshire that lies between Guiseley and Ilkley. The village is approximately 10 miles North West of the centre of Leeds and 9 miles north of Bradford centre. Menston has a railway station close by on the Wharfedale line with direct trains to Leeds, Bradford and Ilkley. The subject property is located on the A65 Bradford Road which has approx. 20,000 passing vehicles daily. The property occupies a triangular shaped plot of land bordered by the A65 to the West and the railway line to the East. Adjacent is a redeveloped Sainsbury's Local with parking.

## Accommodation

The accommodation comprises the following areas:

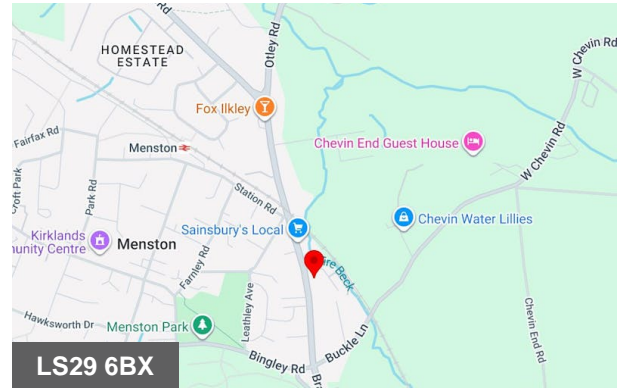
Name	sq ft	sq m
Ground	2,906	269.98
Lower Ground	1,950	181.16
<b>Total</b>	<b>4,856</b>	<b>451.14</b>

## Terms

The property is available by way of a freehold sale. Offers are invited.

## Planning

The site has planning consent for demolition of the existing building and re-development to provide 8 residential apartments. Application Valid 23 December 2024. Further information available on request.



## Viewing & Further Information



**Tom Fuller**

0113 245 1447

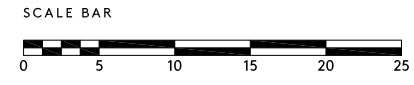
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**Pete Bradbury**

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Application Boundary



**Detail Architects**  
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REV	DATE	DESCRIPTION

NOTES :



DRAWING TITLE <b>Site Location Plan</b>	
CLIENT <b>Cunningham Estates Ltd</b>	DRAWING NO. <b>P100</b>
DRAWN BY <b>HK</b>	CHECKED BY <b>RR</b>

<b>112 Bradford Road Menston LS29 6BX</b>		
PROJECT NO. <b>2024-083</b>	DRAWING NO. <b>P100</b>	REV <b>-</b>
DRAWING STATUS <b>PLANNING</b>	SCALE <b>1:500 @A3</b>	

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