

LEISURE/RETAIL PREMISES

Approx 373 sq.m/4011 sq.ft To Let



- Central/accessible location close to High Street, bus/rail stations and all amenities
- Gnd floor sales approx. 277.1 sq.m/2984 sq.ft – open plan
- 1st floor approx. 95.5 sq.m/1028 sq.ft – in two areas
- Suitable for a variety of uses/occupations (subject appropriate to consents – if required)

2 Keighley Road, Skipton, BD23 2NS

First Floor, 35 The Grove, Ilkley, LS29 9NJ
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Location & Description

Formerly the Post Office (Motor) Garage, the original property offers principally open plan accommodation (majority open to the underside of the pitched roof) this extended a number of years ago with a 2 storey extension to the front and latterly trading as retail premises (The Fent Shop).

The premises are suitable for a wide variety of uses/occupations (subject to appropriate consents – if required) – with the added/unusual benefit of private parking to the frontage.

The property is situated behind a small private yard area to the rear of the McColls/Morrisons unit (see adjoining plan) fronting Keighley Road, close to Caroline Sq and the bottom of The High Street, nearby occupiers including Boyes/Sports Direct, Card Factory, Subway, and The Post Office as well as numerous licensed premises/bars (Kooky nightclub, Speakeasy, The Swadford Tap, Cock & Bottle and not least the popular/well established Sound Bar).

Accommodation

Gnd Flr: SALES AREA approx. 17.0m deep x 15.75m, principally open plan with exposed brick walls, open to underside of double pitched roof (central valley); front SHOWROOM 6.5 x 6.45m; wc and small Kitchen areas.

1st Flr: SALES AREA 6.5 x 6.45m plus mezzanine WORKSHOP (above main sales area) 7.65 x 7.0m.

Externally: Private parking for 3-4 cars.

Floor Areas (Gross)	Sq.m	Sq.ft
Ground Floor	277.1	2982
Mezzanine sales/workshop	95.5	1028
TOTAL	372.6	4011

Lease Terms

The premises are available immediately on a new lease (minimum 3 years) on standard commercial (tenant full repairing and insuring) terms.

Note; The premises are likely to require some refurbishment and potentially adaptation to meet an occupiers needs – terms subject to negotiation (and incentives) accordingly

Rent

£35,000 pa exclusive

EPC – D (93)

Rateable Value

From 1st April 2026 the rateable value is £18,750

VAT

VAT applicable

Viewing

Via the sole agents: ref Alastair McDowell

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Details updated 26 November 2025



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