



- Approx 119.8 sq.m/1290 sq.ft (net internal) – approx. 62 covers
- High capacity premises comprising three trade areas with excellent kitchen
- Large attractive forecourt - a further 30 covers approx.
- Immediately available

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

For many years trading as The Ilkley Café Company (and formerly The Smoothie Bar) these are long established café premises, offering three high capacity trade areas with the particular advantage of a superb sunny trade forecourt.

No 14 offers a large airy service area with fitted units and some customer seating, Ladies, Gents and WC for disabled giving way to an excellent fitted kitchen at the rear.

No 16 comprises an open plan trade area to the front having deep window (in common with No14) with customer seating, at the rear with a separate room at the rear (linking direct with the kitchen.

The property enjoys a prominent position with long frontage to Wells Road, a busy route linking the town centre with Ilkley Moor, close to the prime shopping area, Railway Station etc.

Accommodation (areas net internal).

	Sq.m	Sq.ft
Servery/Cafe	92.0	990
Kitchen	16.3	176
Total Gnd Flr	11.5	124
TOTAL	119.8	1290

Services

Mains services are available and installed.
Modern gas boiler.

Business Rates

Rateable Value £16,250 (wef 1st April 2023)

Lease

The property is available to let on a new tenant effective full repairing and insuring lease for a minimum term of 3 years at an initial rent of £22,500 pa exclusive.

VAT

Not applicable

EPC

The property has an EPC rating of D (80)
<https://find-energy-certificate.service.gov.uk/energy-certificate/0020-1954-0303-8830-4060>

Note:

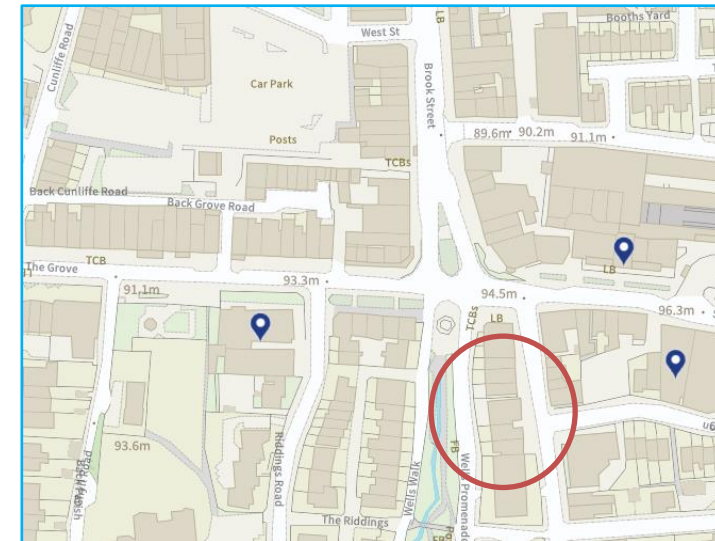
Planning consent for use as a café includes a condition that trade is limited between 0800 and 2000 hrs.

Viewing

With sole agents **Alastair McDowell**

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Date: 1st March 2025



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