



- Prominent roadside unit
- Useful basement storage
- 2.5 M width shop window
- Rear access off Castle Yard
- Town centre location

10 Church Street, Ilkley, LS29 9DS

First Floor, 35 The Grove, Ilkley, LS29 9NJ  
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## Location

The premises are prominently situated on Church Street (A65), one of the main arterial routes through Ilkley town centre and as such enjoys a high amount of exposure from passing traffic.

The immediate area is predominantly a mixture of leisure and retail users with residential accommodation also in the locality. Ilkley is a popular spa town and tourist destination and has recently been named as the best place to live in the UK by The Sunday Times, topping a list of 70 locations. Brook Street and The Grove (arguably the two main commercial areas of the town) are situated within a 2-minute walk. Ilkley Train Station provides regular services to Leeds and Bradford. Nearby operators of note include Co-op Food and The Box Tree. The premises are also situated close to the town's main car park.

## Description

### Ground Floor

The subject property comprises a retail unit in Ilkley town centre. The shop front off Church Street provides access to the main retail area comprising a bright and well-maintained space with suspended ceiling, wood flooring, Velux windows and a 2.5m wide shop window.

A modern kitchenette suite is installed together with a disabled WC, to the rear of the ground floor. Externally, there is access at the rear of the property via glazed French doors off Castle Yard.

## Basement

The subject property has two separate basements which provide useful storage space and are accessed via staircases in the main ground floor retail area and the rear of the premises respectively.

## Accommodation

	M <sup>2</sup>	FT <sup>2</sup>
Ground Floor – Retail Area	73.56	792
Basement – Store Area	30.09	323
<b>Total</b>	<b>103.65</b>	<b>1,115</b>

**Terms - Internal** repairing and insuring lease. Term to be agreed.

**Rent** - Quoting rent - £13,000 per annum exclusive.

**VAT** - VAT is applicable

**EPC** - Available on request

**Rateable Value** - We understand the rateable value is £10,500 from April 2026. We advise you contact the local rating authority to confirm these values and address any queries to them.

**Service charge** - The tenant will be responsible for payment of a service charge to cover the costs of external repairs and maintenance. The Current service charge is £500 p.a. plus VAT.



## Viewing

**By prior appointment - Mike Atkinson**

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