

- Outstanding trading opportunity - long established restaurant premises in a proven trading location
- Approx 85 covers + bar, with extensive kitchen & prep areas plus flat
- Part enclosed external drinks/dining area to rear (approx 30 covers)
- Town centre position close to central car park, rail/bus station etc



3-5 Cunliffe Road, Ilkley LS29 9DZ

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

For many years trading as the successful 'La Casita' these are long established restaurant premises currently configured to provide dining - approx 85 covers (incl small private room the rear) either side of a central entrance, with an attractive bar to the front, plus outdoor seating (approx 30 covers) to the rear.

At basement level the property offers extensive kitchen and preparation/wash areas (incl walk-in cold room) – with the benefit of a large quantity of catering equipment(\*). Upper floors (3 bed flat – no planning consent for third party occupation) offer staff accommodation plus office/rest facilities with bathroom etc.

The property is situated in the centre of the town, immediately adjoining the central car park, Cunliffe Road a link between the prime shopping street (The Grove) and the A65 through route.

Ilkley (population. Approx. 17,000) is a very popular Wharfedale town having an affluent local population, and with its wide range of shopping and leisure facilities drawing custom from a wide area including within the evenings.

**The availability of this property represents a rare opportunity – character premises suitable for a variety of outcomes in a superb location.**

(\* No title is offered in respect of equipment in situ, and no warranties as to serviceability/safety are available.



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## Accommodation (max/overall dimensions):

Ground Floor: Recessed/covered entrance with steps up to LOBBY; BAR/DINING AREA 7.1 x 4.0m; rear DINING (private?) ROOM 7.0 x 3.2m; through DINING AREA 12.8 x 3.7m; Rear LOBBY: Ladies & Gents WC's.

Lower Ground Floor: KITCHEN/PREP AREAS 5.0 x 3.6m & 5.8 x 3.7m; STORE 2.9 x 2.3m; CELLAR/STORE 7.0 x 3.8m with walk-in fridge; STORE 5.7 x 3.1m; Utility area and OFFICE 2.4 x 2.0m.

First Floor: Landing; Kitchen 3.0 x 2.3m; Sitting Room 4.3 x 3.7m; 2 Bedrooms 3.9 x 2.8m & 3.1 x 2.2m; Bathroom with shower over bath, wash basin and wc.

Second Floor: Bedroom 4.9 x 3.3m plus substantial under-eaves stores.

## Business Rates

Rateable Value (wef 1<sup>st</sup> April 2026) £19,000

## Lease

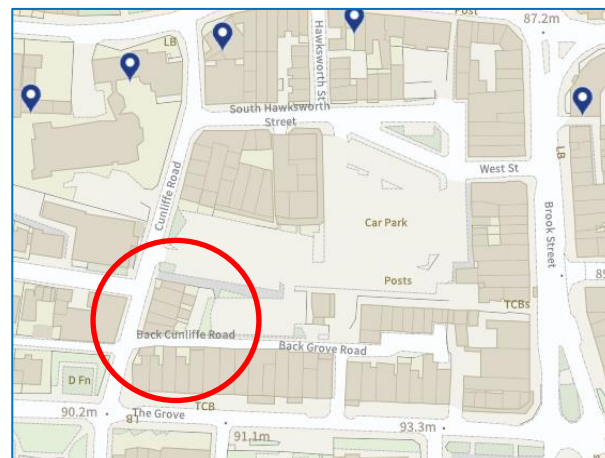
By negotiation (effective tenant full repairing and insuring) – minimum term 3 years. The property is immediately available.

**Rent - £29,500 pa exclusive.**

Vat not applicable.

## EPC

E (109)



## Viewing

Strictly by arrangement with the sole agents - (Ref: Alastair McDowell)

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