

TO LET

3,309 SQ.FT GF RETAIL SPACE

Suitable for a variety of uses, subject to planning



9C STATION PLAZA, 7 STATION ROAD, ILKLEY, LS29 8HF

LOCATION

The prosperous dormitory town of Ilkley is situated 6 miles west of Otley, 17 miles north west of Leeds, 16 miles north of Bradford and 12 miles west of Harrogate in the picturesque Wharfe Valley.

The town benefits from regular rail services to the Leeds Bradford conurbation.

The town has a high proportion of middle/upper class residents 38.1% being higher intermediate management/professional compared with the UK average of 21.7% with 82.7% being homeowners, compared to the UK average of 66%.

SITUATION

The property is situated within the popular Station Plaza development, directly adjoining the station, with other occupiers in the development including M&S Simply Food, Pizza Express, The Post Office, Go Outdoors, Caffè Nero, Mountain Warehouse and Weir Fish.

DESCRIPTION

The property offers ground floor sales with first floor staff and storage and provides an opportunity to secure large retail space at an economic rent for the town, within this successful retail development.

ACCOMMODATION

The property has the following approximate dimensions and areas:-

GF Sales	307.41 sq.m	3,309 sq.ft
FF Stores/Staff	135.35 sq.m	1,457 sq.ft

LEASE TERMS

The property is available on a new full repairing and insuring lease for a term of years to be negotiated, subject to five yearly rent reviews.

RENTAL

Offers in the region of **£36,000 per annum exclusive**.

USE

The property has previously been used for retail uses, but could be suitable for a variety of uses, subject to planning, including restaurant/bar, gym, activity centre, medical uses.

Tel: 0113 244 9020 / www.bht.uk.com

We understand the property is assessed as follows:-

Rateable Value	£39,220
Rates Payable	£21,767 (approx.)

Interested parties are advised to make their own enquiries with the Local Rating Authority as to the actual rates payable.

The property has been independently assessed and certified as falling within Band C-61. A copy of the EPC is available on request.

Each party to be responsible for their own legal costs incurred in the transaction.

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

Morgan Grimshaw
T: 0113 244 9020
M: 07931 435469
E: morgan@bht.uk.com

David Brackenridge
T: 0113 244 9020
M: 07711 718083
E: david@bht.uk.com

Subject to Contract
17-Jul-2026