



**46-50 LEEDS ROAD
ILKLEY
LS29 8DS**



FOR SALE

**Established Mixed use Investment Property
Occupying Prominent Main Road Position
Including Well-Known Ilkley Business & Secure Fully Fitted Cinema
Producing a Total Annual Rental of £49,000 Per Annum Exclusive**

PRICE - £725,000 Subject to Contract

46-50 LEEDS ROAD, ILKLEY, LS29 8DS

ILKLEY

Ilkley is a spa town and civil parish in West Yorkshire, forming part of the City of Bradford Metropolitan District Council and is approximately 12-miles north of Bradford and 17-miles north-west of Leeds. The town lies mainly on the south bank of the River Wharf in Wharfedale, one of the well-known Yorkshire Dales.

Ilkley Spa Town Heritage and the surrounding countryside make tourism an important local industry. The town is characterised by Victorian architecture, wide streets and floral displays. Ilkley Moor to the south of the town is the subject of a folk song often described as the unofficial anthem of Yorkshire "On Ilkka Moor Baht' at".

The town has excellent communications by rail and road to both Leeds and Bradford and, there is a town centre which is an established tourist location with a high number of independent small shops, in particular Lishman's of Ilkley, Bettys Tea Room, The Box Tree Restaurant amongst others.

LOCATION

The property occupies an excellent and visible main road position fronting onto Leeds Road on the eastern periphery of the town centre, in an established retail location, close to Booths Supermarket and near to a number of established retailers including Lisman's of Ilkley and Hartley's Auctioneers & Valuers. Ilkley Amateur Operatic Society is in the building adjoining and, slightly to the north is a small surfaced car park.

DESCRIPTION

The property comprises a large ground floor retail unit, currently let to Walton's Fine Furnishing Ltd. a long-established Ilkley business. The upper floor has been fully refurbished and now provides a well-established and well-known 2-screen cinema experience, with associated bar, lounge, toilet facilities etc.

ACCOMMODATION

Walton's Fine Furnishings

Ground Floor

Sales Area	199.36 sq. m.	(1,146 sq. ft.)
Ancillary	30.29 sq. m.	(326 sq. ft.)

Basement

Stores	108.70 sq. m.	(1,170 sq. ft.)
--------	---------------	-----------------

Cinema

First Floor	223.43 sq. m.	(2,405 sq. ft.)
-------------	---------------	-----------------

SERVICES

We understand the property benefit from the provision of all main services to include gas, electric, water and mains drainage. Each of the units are independently metered and incorporate their own services, heating systems etc. We understand that the cinema includes a lift to the rear which was installed by the tenant.

None of these services have been tested and prospective

purchasers are advised to satisfy themselves as to their condition and type.

OUTGOINGS

The two units are assessed for Uniform Business Rates as follows:-

Address	Description	Rateable Value
46-50 Leeds Road, Ilkley, LS29 8DS	Shop & Premises	£47,250
46A Leeds Road, Ilkley, LS29 8DS	Cinema & Premises	£40,000

The Uniform Business Rate for 2019/2020 is 50.4 pence in the £.

Due to transitional relief provisions and personal circumstance of prospective tenants, interested parties are advised to check with the Local Rating Authority as to their current rates liability.

TENURE

Freehold – subject to occupational leases.

LEASES

The property is subject to two occupational leases, the details of which are set out below:-

Tenant	Lease	Rent
Waltons Fine Furnishings Limited	10 Years from 30.11.2017. Review 30.11.2022. Break 30.11.2022	£29,000 PA Excl
Ilkley Cinema Limited*	20 Years from 15.03.2014. Review 6.03.2020 & every 5 years. Break dates upon request	£20,000 PA Excl
TOTAL		£49,000 PA

* Ilkley Cinema holds the property on a lease and a supplemental lease – copies of leases available upon request

PRICE

£725,000 – subject to the occupational leases – Plus VAT (if appropriate)

VAT

We are informed that the property has not been elected for VAT

ENERGY PERFORMANCE CERTIFICATE

Unit	Grade	Score
Unit 1	G	152
Unit 2	F	148
Unit 3	E	102
1 st Floor	G	241

VIEWING

Strictly by prior appointment with the sole selling agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

13 Park View Court, Shipley BD18 3DZ
Tel: 01274 595999

Prospect House, 32 Sovereign Street, Leeds LS1 4BJ
Tel: 0113 3891049