



TO LET - PROMINENT RETAIL / OFFICE UNIT

9-11 SOUTH
HAWKSWORTH STREET,
ILKLEY, LS29 9DX

- Popular Spa Town
- Prominent Central Location
- Suitable For A Variety Of Uses STP
- Recently Refurbished To High Spec
- Adjacent Dalesway Shopping Centre



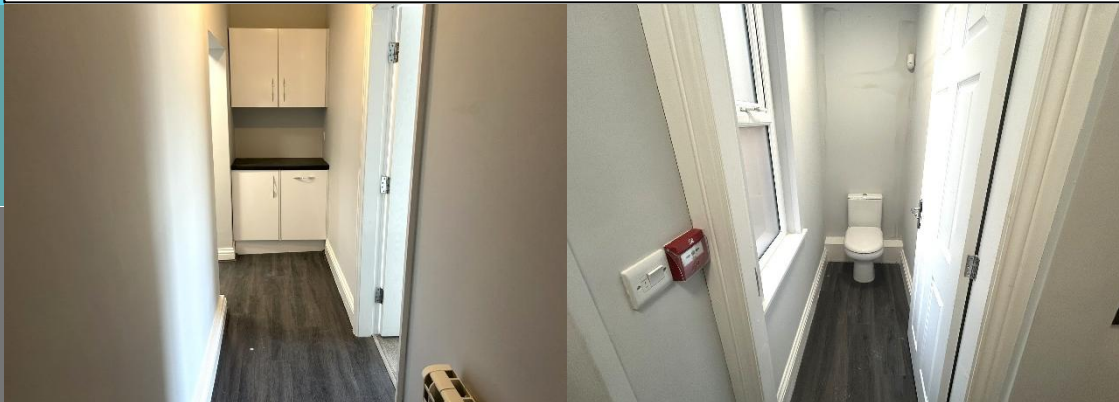
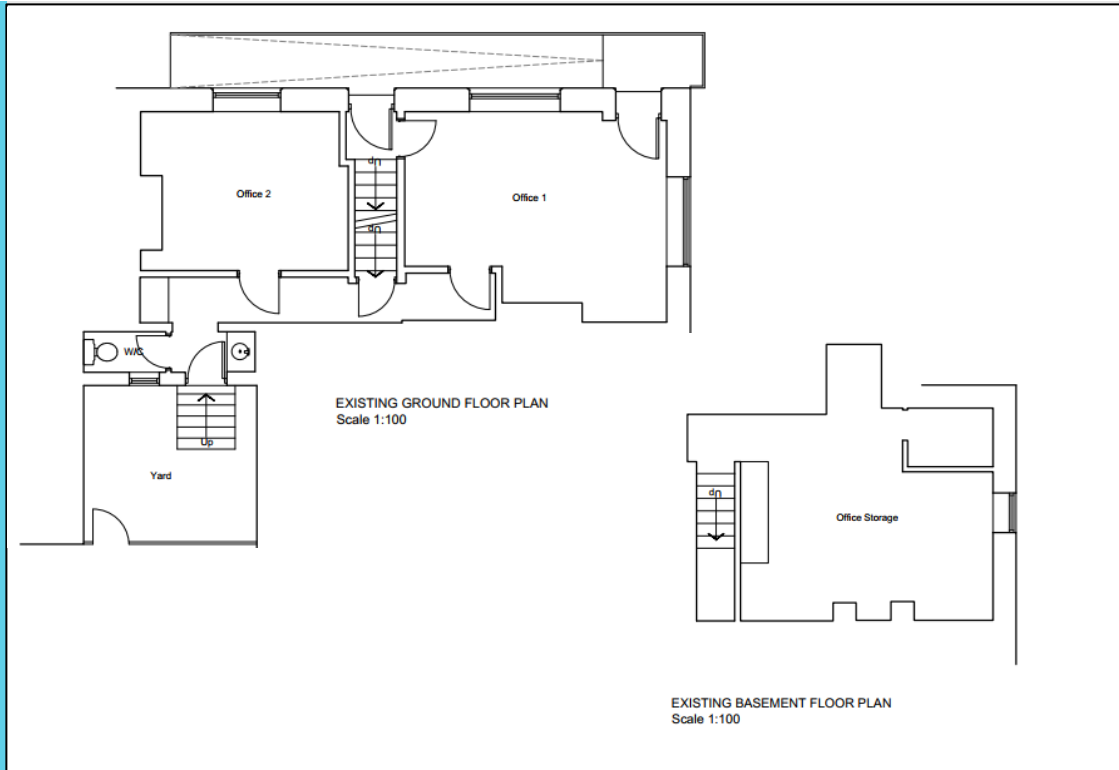
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stuart**
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Prominent Commercial Unit Within Central Ilkley.....

The property is located on South Hawsworth Street in Central Ilkley. The unit is accessed from a DDA compliant ramped access to the front which leads into 2 separate rooms, kitchenette, WC as well as some useful basement storage. The property has recently been refurbished to a high standard and benefits from a separate rear access.

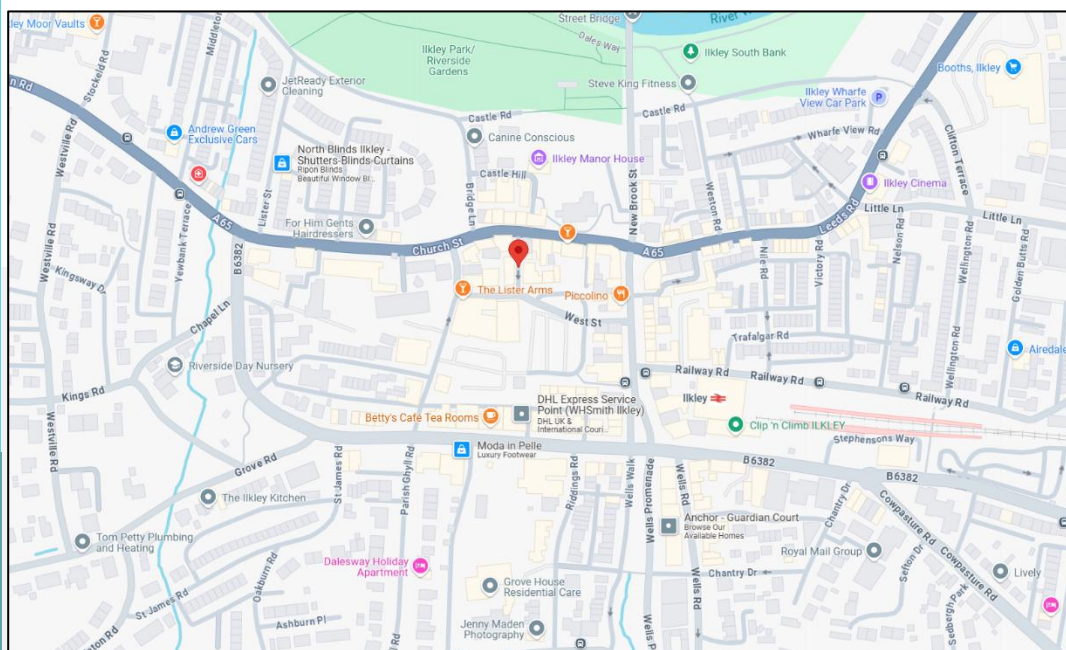
Situated fronting South Hawsworth Street, the unit benefits from great exposure, especially being adjacent the Dalesway Shopping Centre, associated main car park and a short distance from Brook Street, considered the prime retail pitch within the town.

Ilkley is an incredibly popular spa town approximately 17 miles to the north west of Leeds and has a very strong retail, hospitality and leisure core with a host of national occupiers represented currently or holding requirements for the town. The town has excellent public transport links with direct rail services to both Leeds and Bradford.



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Description	SQM	SQ.FT
Ground Floor	46.45	500
Basement	24.87	267
Total	71.32	767



1. All measurements, areas and distances quoted are approximate only. 2. Information provided in respect of planning and rating matters has, unless stated, been obtained by way verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate parties. 3. Location plans, If provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced. 4. MSPC LLP have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors. 5. All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable. 6. These particulars were prepared May 2025 and every reasonable effort has been made by Malcolm Stuart Property Consultants to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.

PLANNING

We recommend interested parties make their own enquiries with the local authority – 01274 432 111 / planning.enquiries@bradford.gov.uk

BUSINESS RATES - 2023 LIST

Awaiting Re-assessment

EPC

Awaiting Assessment

TERMS

The unit is available on an effective FRI lease for a term of years to be negotiated at a rental of £10,000 per annum.

VIEWING

Sole letting agents (appointment only)
Malcolm Stuart Property Consultants
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