



Mixed Use Investment For Sale

- Fully let Freehold Investment
- Popular Burley in Wharfedale location
- Retail Units and First floor flat with independent access
- Total rental income £16,800pa

6 & 8 Station Road, Burley In Wharfedale, Ilkley, LS29 7JL

1-5 The Grove, Ilkley, LS29 9HS
Email: ilkleycomm@dacres.co.uk

Location

Burley in Wharfedale is an attractive and well-regarded village within the Wharfe Valley, offering a range of independent shops, cafés and local services together with pleasant leisure amenities. The railway provides a convenient link with Leeds and Bradford, and there is easy access to the A65.

The property is situated in a prominent position on Station Road, close to the village centre and within easy walking distance of local amenities and the railway station. Station Road forms one of the principal routes through Burley in Wharfedale, linking directly with the A65 and neighbouring towns.

Description

The accommodation comprises a ground floor retail unit which is currently occupied by Enfield estate agents. The retail space is mostly open plan with a kitchenette and w/c. To the rear is a lock up / store and parking area which could be converted to a garden or addition STP.

To the first floor is a one-bedroom flat which has had the benefit of a recent refurbishment and is presented very well.

Accommodation

The accommodation is measured in accordance with the RICS Property Measurement – 2nd Edition (2018) on a Net Internal Area Basis and briefly comprises:

	Sqm	Sqft
GF Retail (exc rear store)	27.00	291
FF Flat	30.00	323
	57.00	614

Business Rates

We have made enquiries with the VOA website and can reveal that the following information is listed from the April 2026 list:
6 Station Road: £3,950

Tenancies

The ground floor and rear store is let to a private individual on an internal repairing and insuring basis from 18th October 2021 expiring 17th October 2026. This has been underlet to Enfields Ilkley Limited and the passing rent is £9,000pa as a result of a 2024 rent review.

The first floor is let to a residential tenant on a standard AST for £650pcm.

Legal costs and Terms

Each party to the transaction will be responsible for their own legal costs incurred. Sale by private treaty.

We are seeking offers for the freehold in the region of £220,000

EPC

The ground floor retail has an EPC rating of D(76) and the first floor flat has an EPC rating of D(60).



VIEWING / FURTHER INFORMATION

Call 01943 885412

Ref: Hedley Steel HKS@dacres.co.uk



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