



FOR SALE - MIXED USE INVESTMENT

11/13 THE GROVE
ILKLEY
LS29 9LW

- Vacant Stunning Duplex Apartment
- Current Rental: £26,960 per annum
- Potential Rental: £42,000 per annum
- Excellent Prime Location
- Price: Offers in excess of £550,000



**malcolm
stuart**
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Mixed use investment property, part let with stunning duplex apartment.....

The property is located on The Grove in the popular and thriving spa town of Ilkley, West Yorkshire.

At ground floor and basement level the property is let to Dale Eddison Estate Agents, their demise has been combined with the neighbouring property to form a larger branch. They have both a front entrance, but also rear access directly into the basement section.

At first floor level the property is let to Harvey & Co Hair Salon who have been a long standing tenant for in excess of 15 years. The first floor shares an entrance and staircase with the vacant duplex apartment which prospective purchasers could look to use themselves or rentalise.

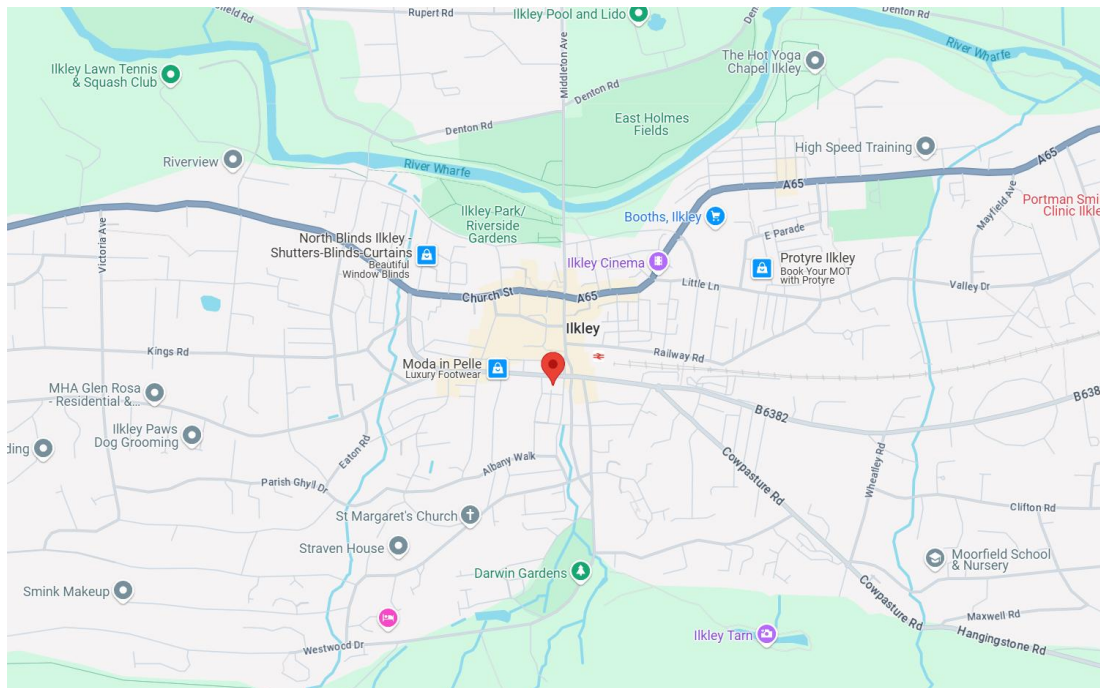
The 2 bedroom duplex apartment has been comprehensively refurbished and provides great views of Ilkley Moor to the rear.

The property is a real one off and offers great reversionary income potential for purchasers and an ideal opportunity for 2nd home / holiday home investors.

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Description	Size (Sq.Ft)	Lease Terms / Rental	Rateable Value / Council Tax	EPC
GF & BSMT Estate Agents	GF 413 BMT 476	10yrs from Oct 2023 – RR / BC Yr 5 – Rental £18,460 p.a.	£17,750	C57
FF Hair Salon	FF 468	Holding Over at a rental of £8,500 p.a.	£8,100	C75
SF Apartment	Vacant 2 bedroom duplex apartment		Band B	No Current Assessment



PLANNING

We recommend interested parties make their own enquiries with the local authority – 01274 432111/ planning.enquiries@bradford.gov.uk

TERMS

The freehold interest is being marketed at offers in excess of £550,000 Exc..

VIEWING

Strictly by appointment only
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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 April 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.