Aireside House
Royd Ings Avenue
Keighley
BD21 4BZ
01535 600097

Hayfield Robinson™ PROPERTY CONSULTANTS

FOR SALE

Superb Investment Opportunity
Long established restaurant &
2 self contained Flats



GUIDE PRICE - £850,000

- **Well-let mixed commercial and residential property**
- **Superb location just off A65 in town centre**
- **Current income £65,220 pa (gross)**

1-3 NEW BROOK STREET, ILKLEY
WEST YORKSHIRE, LS29 8DQ

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Location and Description

The property comprises a long established restaurant (The Ilkley Cow) maisonettes on upper floors all offering accommodation of a high standard. The building has excellent frontage to the busy A65 through route close to the town centre. Vehicular rights across a private road at the rear afford excellent delivery access/parking.

Ilkley (population. Approx. 15,000) is an affluent and popular town with a wide range of well regarded retail and hospitality businesses attracting custom from a wide area.

Accommodation

Internal

Ground Floor/Lower Ground Floors:

The Ilkley Cow
comprises an attractively presented restaurant (13.9 x 9.7m o/a - approx 70 covers) fitted out to a high standard, having large kitchen (10.9 x 6.7m), plus prep areas/stores to the rear/below all having good delivery access at the rear.

1A: First Floor: Comprising kitchen, bedroom with e-suite shower/wc; sitting room with large bay window to front; office

Second Floor: 3 bedrooms (with velux rooflight/dormer window)

3A: First Floor: dining kitchen with fitted units; sitting room with large bay window to front.

Second Floor: 3 bedrooms (with velux rooflight/dormer window) and bathroom.

External

Rateable Value/Council Tax

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2026 non domestic rating list as follows:

Description: Restaurant and premises
Rateable Value: £35,250
Uniform Business Rate for 2026/2027: £0.432

Both residential elements have a council tax banding of B

Tenancies

Ground Floor/Lower Ground Floors:
5 year lease in favour of Robert Arthur Sypniewski wef 1st January 2024 on effective FRI terms(*). Rent £39,000 pa

Flat 1A – AST wef 16th December 2025. Rent £1,160 pcm (£13,920 pa)

Flat 3A – AST wef 27th April 2025. Rent £1,025 pcm (£12,300 pa)

- (*) internal repairs plus 75% of external/structural repairs
- All rents are quoted on an exclusive basis

Guide Price

£850.000

VAT

There is no VAT payable on the purchase price

EPC

https://find-energy-certificate.service.gov.uk/energy-certificate/1592-6667-2915-9634-6215

https://find-energy-certificate.service.gov.uk/energy-certificate/9378-0036-7206-6751-0994

Anti Money Laundering Regulations

In accordance with regulations electronic ID checks will be carried out on purchasers and tenants where required. Confirmation of the funding source will be required.

Legal Costs

Each party will be responsible for their own legal cost incurred.

Further Information

For viewing, please contact;

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Joint agent

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