Dacres COMMERCIAL

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To Let

- £16,000pa
- Highly visible double fronted unit
- Basement storage
- Available immediately
- 86.26sqm (928sqft) plus basement

38-40 Station Road, Burley in Wharfedale, Ilkley, LS29 7NE

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

dacres.co.uk

Location

Burley-in-Wharfedale is a highly regarded and affluent residential village situated between Ilkley and Otley, benefitting from a strong local catchment. The village offers a range of independent retailers, cafés, restaurants and convenience stores, together with convenient access to the A65 and surrounding towns.

The property occupies a prominent position on Station Road, within the established village centre, close to local shops and amenities. The premises benefit from good visibility and accessibility, with Burley-in-Wharfedale railway station nearby, providing direct services to Leeds, Bradford and Ilkley.

Description

The accommodation comprises an attractive double-fronted retail unit arranged over ground floor and basement levels. The ground floor provides predominantly open plan retail accommodation, benefitting from an attractive glazed shop frontage, suspended ceiling incorporating LED lighting and recently upgraded tiled and luxury LVT floor coverings.

To the rear is a recently refurbished, high-specification kitchenette incorporating fitted units and quartz work surfaces, together with a modern, refurbished W/C. The basement provides useful additional storage accommodation.

Accommodation

Approximate Net Internal area-

	Sqm	Sqft
Ground Floor	86.26	928
Basement	41.65	448
Total	127.91	1,377

Business Rates

We made enquiries of the VOA website and the following information is listed on the 2026/27 list-
38-40 Station Road, Burley in Wharfedale, Ilkley, West Yorkshire, LS29 7NE
£17,000
NB- The ratable value is not the rates payable.

Terms

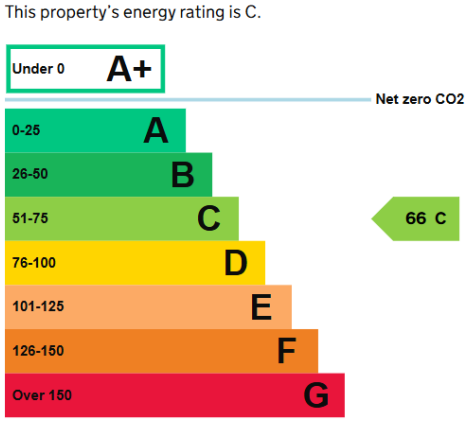
The property is available to let for a length of term to be agreed on internal repairing and insuring terms at an initial rent of £16,000pa. Incentives may be available subject to wider terms.

Legal costs

Each party to the transaction will be responsible for their own legal costs incurred.

Anti-Money Laundering

To comply with our anti money laundering regulation, two forms of identification and proof of address will be required from the successful applicant.



VIEWING / FURTHER INFORMATION

Call 01133863100/07522676995
Ref: Hedley Steel HKS@dacres.co.uk

Dacres Commercial themselves and for the vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline for the guidance of intending purchasers and lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Dacres Commercial has any authority to give any representation or warranty whatever in relation to this property. Except as expressly stated in these particulars, all prices quoted (whatever sale price, premium, rent or otherwise) shall in all cases be deemed to be exclusive of VAT and VAT will be added where applicable. Similarly, unless stated otherwise, any offer made will be deemed exclusive of VAT. **Regulated by RICS** November 2026







