

FIRST FLOOR OFFICE/STUDIO

245 SQ FT (22.8 SQ M)

- Electric Heating
- Kitchenette facilities
- WC Facilities
- Central Otley Location
- Sash Windows



TO LET

**First Floor, 10a Market Street
Otley, Leeds
LS21 3AF**

**£4,250
per annum**

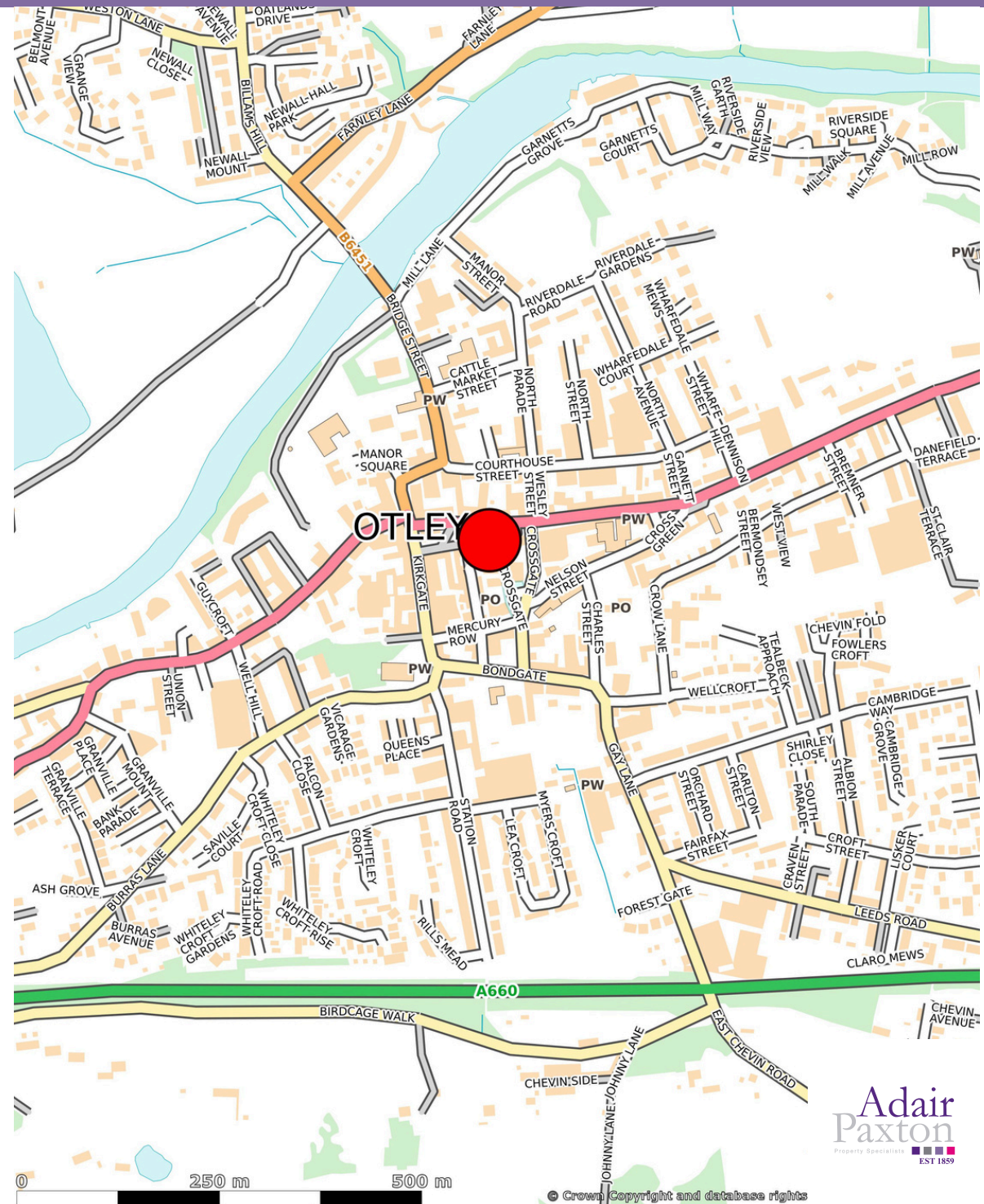


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LOCATION

The subject property is located on Market Street in Otley which is centrally located.

Market Street adjoins New Market, Market Place and Boroughgate. Within close proximity to the property are a number of large retailers and amenities such as KD Carpets, Oxfam, Costa Coffee, Weatherspoon's and Sainsbury's.



OFFICE AREA



DESCRIPTION

The property comprises a two storey, mid terrace property fronting Market Street in Central Otley.

The property benefits from its own self contained entrance fronting Market Street. Upon entry you are welcomed immediately by the stairs taking you up to the first floor space.

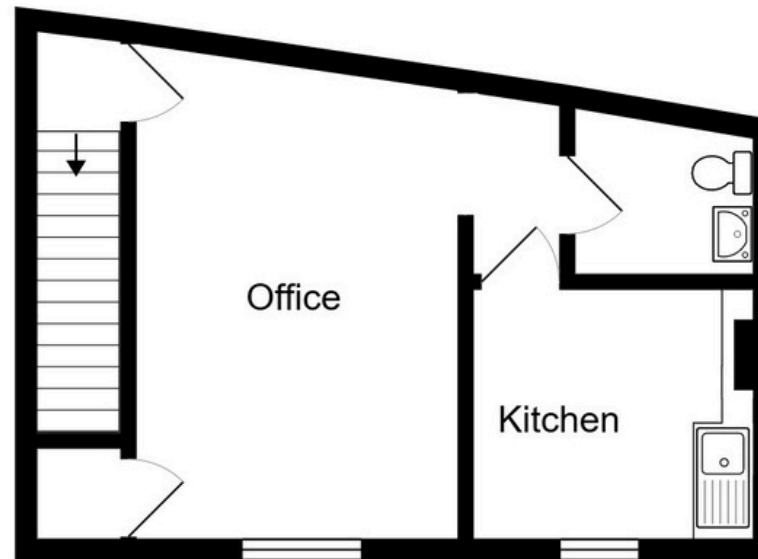
Internally, at first-floor level you enter the available office space. Within this floor are both WC and Kitchenette facilities.



KITCHENETTE FACILITY

ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2023, the unit provides an approximate net internal area of 245 sq ft (22.8 sq m).



All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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EPC

The property currently benefits from an EPC rating of C - 65.

TERMS

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed at a commencing rent of £4,250 + VAT per annum.

VAT

All prices, premiums and rents are quoted exclusive of VAT, which is applicable at the prevailing rate.

SERVICE CHARGE

A service charge is raised in relation to the costs of the maintenance and landscaping of the estate.

LEGAL COSTS

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

RATEABLE VALUE

We have made enquiries with the VOA website and can reveal that the following information is listed from the 2023 list: Rateable Value: £3,150.

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FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT:



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Property Specialists ■ ■ ■ ■