

PROMINENT RETAIL PREMISES

377 SQ FT (35.1 SQ M)

- Central Otley Location
- Prominent Retail Premises
- WC Facilities
- Grade II Listed Building
- Two entrances



Ground Floor 7 Boroughgate
Otley, Leeds
LS21 3AG

£12,500
per annum

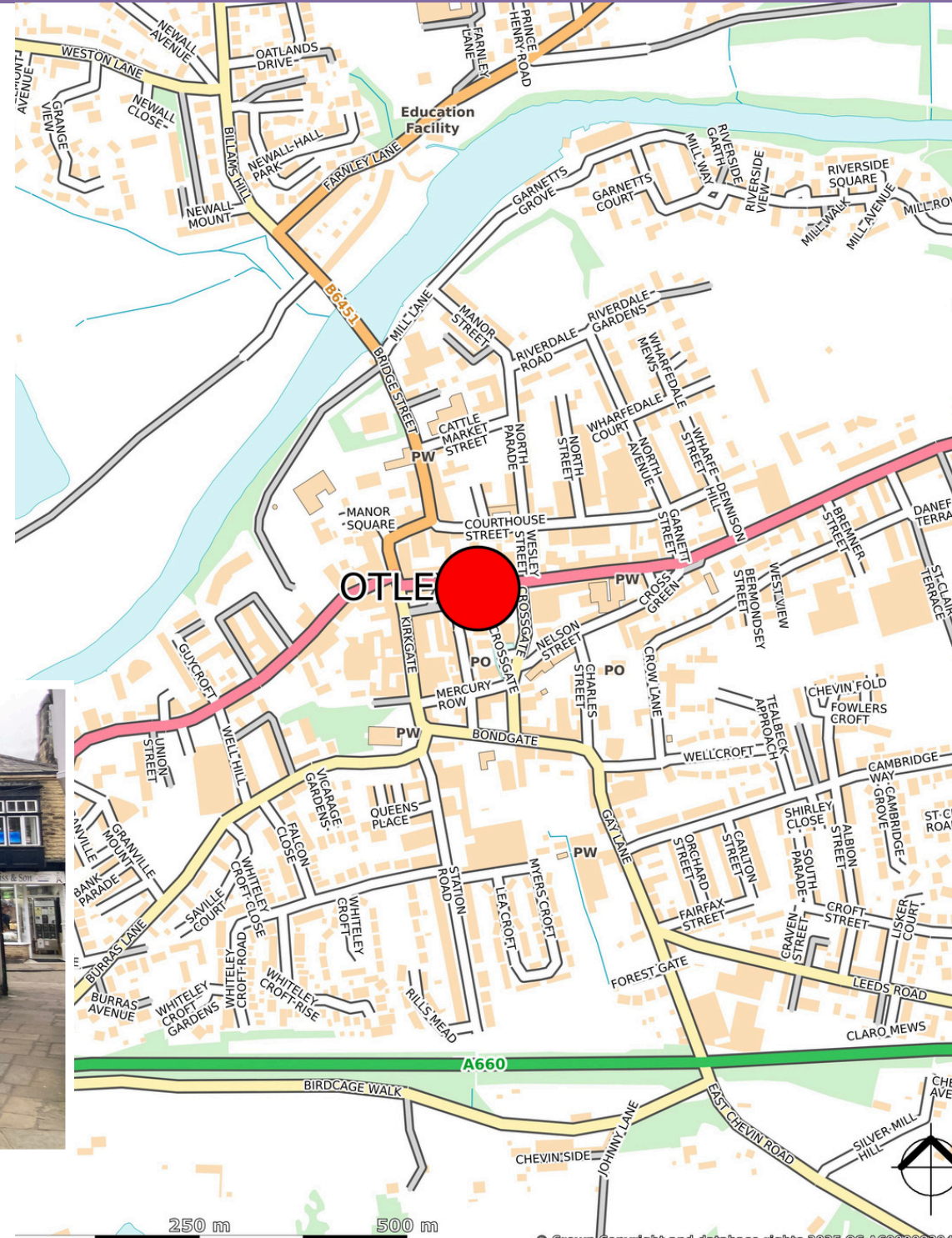


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LOCATION

The property is situated prominently in the centre of Otley Town Centre on the A659. Leeds is within close proximity and is approximately 10 miles away. Harrogate is also located nearby and is 11 miles away.

Otley benefits from a number of well-established retailers within close proximity to the property such as Boots, Greggs, Superdrug, Sainsburys and Specsavers.





DESCRIPTION

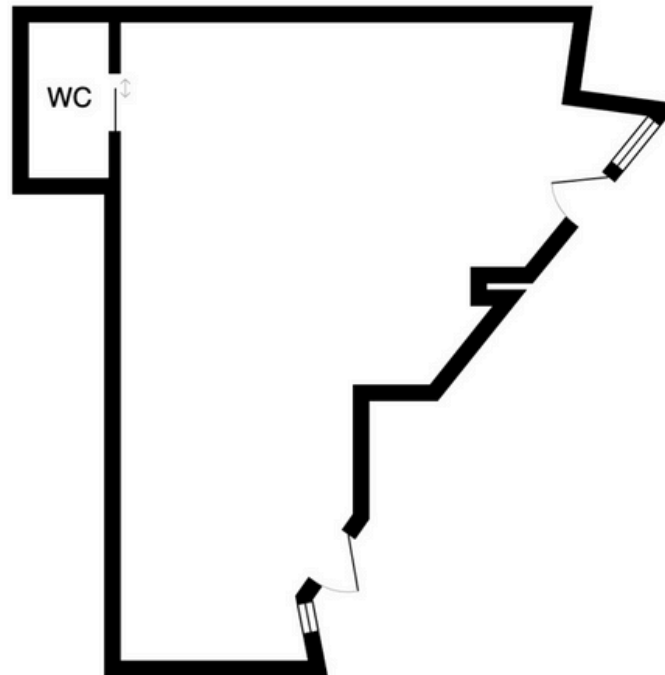
The subject property comprises a 2-storey, end terrace, constructed by stone whereby the ground floor retail element is available.

Externally, the property benefits from a good shop frontage and has two entrances which are situated on the right elevation.

Internally, the property is open plan and benefits from having WC facilities in the rear left of the property.

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 377 sq ft (35.1 sq m).





EPC

The property currently benefits from an EPC rating of B-46.

VAT

We understand that VAT is not applicable at the property .

LEGAL COSTS

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

TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of £12,500 + VAT per annum.

SERVICE CHARGE

There is a fixed service charge of £500 per annum payable monthly in advance.

RATEABLE VALUE

We have made enquiries with the VOA website and can reveal that the property has a 2023 Rateable Value of £7,900.

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



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