

OTLEY LS21 3HN

WEST YORKSHIRE

**GROUND AND BASEMENT
15 & 17 KIRK_GATE**

**PRISTINE SPECIFICATION
FOLLOWING RECENT REFURBISHMENT
A1/A2/A3 POTENTIAL**

LOCATION

Otley is an attractive market town located on the A65 trunk road within easy commuting distance of Leeds (10 miles), Harrogate (11 miles) and Bradford (10 miles). The c.15,000 population and Dales tourist trade support a vibrant shopping destination where national multiples include **Boots, M&Co, Card Factory, Greggs, Yorkshire Trading, Superdrug, Specsavers** plus excellent independent specialists such as **Weegmanns Butchers, M'Deena Restaurant and North Bar**.

The subject premises occupy a prominent location on prime Kirkgate between **Specsavers** and **Althams Travel** overlooking Market Place (**Fulton Foods, Ramsdens Jewellers (new) and Just Books**).

ACCOMMODATION

Comprising the ground and basement only of this attractive Listed Building, the property offers the following approximate net areas:-

Ground Sales	728 sq ft	57.63 sq m
Ground Kitchen	56 sq ft	5.20 sq m
Basement (restricted headroom)	440 sq ft	40.88 sq m

The ground floor has been totally redecorated with new carpets, painted walls, suspended ceilings with inset lighting, fitted kitchen and wc accommodation.

RENT

Offers in the region of £19,500 p.a.x. are invited.

LEASE

The property is available by way of a new FRI lease for a term to be agreed, subject to upward only rent reviews every 5 years.



RATES

We are advised the property is assessed as follows:-

Rateable Value	£20,250.00
UBR (2020/2021)	49.9p
Estimated Rates Payable (2020/2021)	£10,104.75
Estimated Payable with Retail Relief	£ NIL

For further details visit www.voa.gov.uk or contact the local Rating Authority. The Rates Payable may be subject to small business and/or transitional relief.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is Band C. A copy of the EPC is available for inspection if required.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VAT

Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

VIEWING & FURTHER INFORMATION

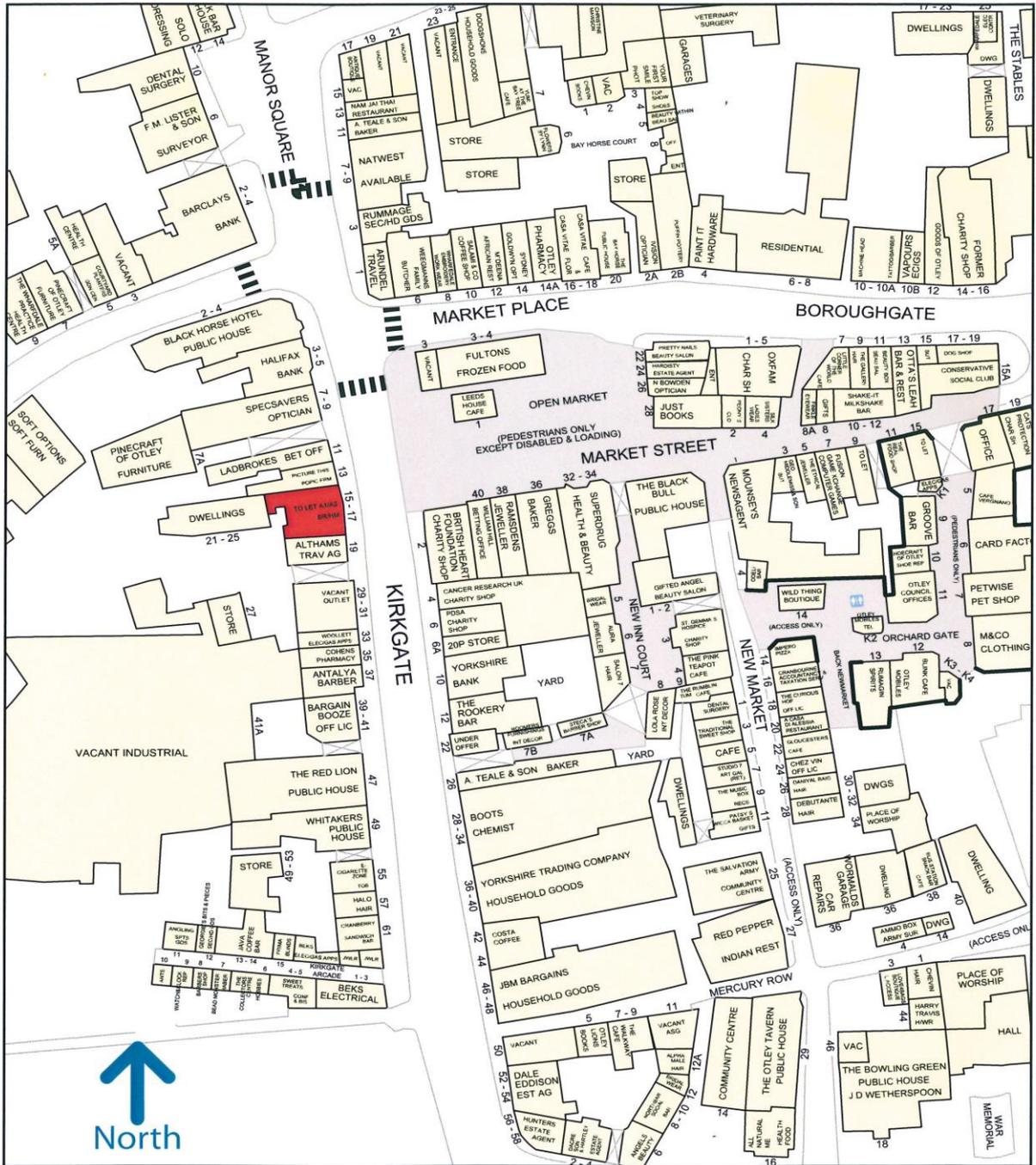
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SUBJECT TO CONTRACT



Experian Goad Plan Created: 10/02/2020
Created By: Brassington Rowan



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