

6, Kirkgate, Otley, LS21 3HJ



## Retail premises in Otley Town Centre

- Town Centre Retail Premises
- Prime Position on Kirkgate close to The Market Place
- Ground Floor Retail with WC and ancillary staff/kitchen facilities

Retail

**TO LET**

**991 sq ft**

(92.07 sq m)



**MONTPELLIER**  
PROPERTY CONSULTANTS

(01423) 547313  
[www.montpellierproperty.com](http://www.montpellierproperty.com)

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## Summary

<b>Available Size</b>	991 sq ft
<b>Rent</b>	£19,000 per annum
<b>Rateable Value</b>	£17,250 An ongoing tenant will be eligible for Retail Business Rates Discount of 75% for the year 2023-2024. Interested parties are advised to contact their local rating authority Leeds City Council on 0113 222 4444.
<b>VAT</b>	Not applicable
<b>EPC Rating</b>	Upon Enquiry

## Description

The property comprises a self-contained retail unit in a stone built mid-terrace property under a pitched tiled roof. The accommodation includes the ground floor sales area with WC and ancillary staff/kitchen accommodation to the rear.

## Location

Otley is an attractive Market Town located on the A65 with easy commuting distance of Leeds (10 miles), Harrogate (11 miles) and Bradford (10 miles). The estimated population of 15,000 together with the Dales Tourist Trade coming to the town support a vibrant shopping destination with many national multiples including Boots, M & Co, Yorkshire Trading and independent specialists.

The property is situated on the desirable eastern side of Kirkgate close to The Market Place in a prime retailing position.

## Accommodation

The accommodation comprises the following areas:

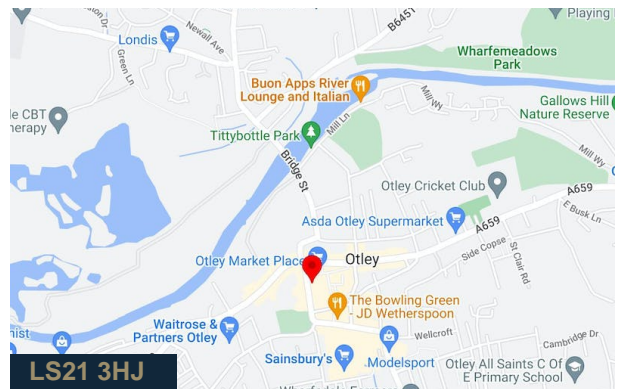
Name	sq ft	sq m	Availability
Ground - Floor Sales /Ancillary	991	92.07	Available
<b>Total</b>	<b>991</b>	<b>92.07</b>	

## Terms

The property is available as a whole on a new effective full repairing and insuring lease for a term to be agreed.

## Viewings

Please contact our offices on 01423 547313 or email [info@montpellierproperty.com](mailto:info@montpellierproperty.com) and we will arrange a viewing at your convenience.



## Viewing & Further Information

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