

**SHOP TO LET  
AVAILABLE APRIL 2024 OR  
EARLIER BY ARRANGEMENT**



**257 OTLEY ROAD  
WEST PARK  
LEEDS  
LS16 5LQ**

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Misrepresentation Act: These particulars do not form any part of any offer or contract. They are intended to give a fair description that neither Heaney Micklethwaite nor the Vendor accept responsibility for any error they may contain. All properties are offered subject to contract and availability.

**PROPERTY  
PARTICULARS**

257 Otley Road, West Park, Leeds

### **LOCATION:**

The property is located on a prominent parade fronting the A660 Otley Road which links Leeds City Centre to the outer suburbs, Otley, Ilkley and beyond. The premises are approximately 3 miles north west of the city centre and nearby occupiers include, estate agents, cafes, hairdressers and a launderette.

### **ACCOMMODATION:**

The accommodation with the following approximate floor areas is:-

Ground Floor Shop	581 sq ft	54 sqm
Storage	109 sq ft	10.1 sqm
Kitchen	44 sq ft	4.1 sqm
Basement Storage	296 sq ft	27.5 sqm

### **LEASE TERMS:**

The property is available on a new full repairing and insuring lease for a term of years to be agreed in multiples of 5 with 5 yearly upward only rent reviews.

### **RENT:**

Rental offers in the region of £20,000 per annum are invited.

### **RATES:**

Rateable Value                      £15,250

### **VAT:**

All prices and rents quoted are exclusive of, but may be subject to VAT.

### **VIEWING:**

Strictly by appointment through this office.

**SUBJECT TO CONTRACT AND AVAILABILITY  
ALL DIMENSIONS AND AREAS ARE APPROXIMATE**



# Energy performance certificate (EPC)

257 Otley Road Leeds LS16 5LQ	Energy rating <span style="font-size: 2em; font-weight: bold;">D</span>	Valid until: <b>19 September 2032</b> <hr/> Certificate number: <b>0735-0026-6166-8762-3911</b>
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Property type	Retail/Financial and Professional Services
Total floor area	71 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's current energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

