

RETAIL UNIT TO LET



10 NEW INN COURT, OTLEY, LS21 3AJ

LOCATION

Otley is an attractive market town within the City of Leeds Metropolitan Borough, having a population of approximately 15,000 persons. It is located on the A65 trunk road with good road communications into Leeds (10 miles), Harrogate (11 miles) and Bradford (10 miles).

The town has a strong retail catchment and is home to a number of household names including Sainsbury's, Greggs, Costa, Superdrug, HSBC, Specsavers, Skipton Building Society, Yorkshire Trading Company as well as various pubs, restaurants, and good quality independent retailers.

The property is situated on New Inn Court, an attractive open courtyard of retail units with access from Kirkgate, Market Place and New Market.

DESCRIPTION

The shop offers ground floor sales with rear storage cupboard and wc facilities. The unit benefits from a designated parking space.

ACCOMMODATION

The property has the following approximate dimensions and areas:-

GF Sales	16.49 sq.m	178 sq.ft
Rear Store & WC	2.01 sq.m	29 sq.ft

LEASE TERMS

The shop is available on a new full repairing and insuring lease for a term of years to be negotiated, at a rental of **£500 per month exclusive (£6,000 per annum exclusive)**.

RATES

We understand the has a Rateable Value of £3,350. Interested parties are advised to make their own enquiries with the Local Rating Authority as to the actual rates payable.

ENERGY PERFORMANCE CERTIFICATE

Awaiting reassessment.

LEGAL COSTS & VAT

Each party to be responsible for their own legal costs incurred in the transaction. All prices and rentals quoted are exclusive of, but may be subject to, VAT.

FURTHER INFORMATION/VIEWING

Tom Grimshaw

T: 0113 244 9020

M: 07827 965146

E: tom@bht.uk.com

Subject to Contract
June-25

Tel: 0113 244 9020 / www.bht.uk.com

Disclaimer

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.