

# PROMINENT SHOP TO LET



## GROUND FLOOR, 34 BOROUGHGATE, OTLEY, LS21 3AL

### 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 multiple retailers including Sainsbury's, Greggs, Costa, Superdrug, British Heart Foundation, Specsavers, Skipton Building Society and Boots, as well as various pubs, restaurants, and good quality independent retailers.

### SITUATION

The property occupies a prominent position on the corner of Boroughgate and Wesley Street in the town centre, which is highly visible from the busy junction between Crossgate and Boroughgate.

### DESCRIPTION

The property offers ground floor retail space with a frontage on Boroughgate along with extensive rear ancillary /storage and staff facilities.

### 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 **£15,000 per annum exclusive**.

### ACCOMMODATION

The property has the following approximate dimensions and areas:-

GF Sales	70.98 sq.m	764 sq.ft
Storage/Ancillary	54.01 sq.m	582 sq.ft

### ENERGY PERFORMANCE CERTIFICATE

The property has been assessed at C (73) and is valid until the 12<sup>th</sup> October 2033

### RATES

We understand the property has a Rateable Value of £10,000. Interested parties are advised to make their own enquiries with the Local Rating Authority as to the actual rates payable.

### 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

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#### Misrepresentation Act

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