



20 New Market Otley, LS21 3AE



FOR SALE

**Town Centre Retail Premises
of Approximately 25.47 sqm (274 sqft)
With First Floor Storage**

PRICE – Offers in the Region of £100,000

20 New Market, Otley, LS21 3AE

LOCATION

Otley is a busy attractive market town situated approximately 12 miles north-west of Leeds City Centre. The subject property is located fronting New Market, a retail street just off Market Place within Otley's retail core.

Nearby occupiers include Gloucester's Tea Rooms, Chez Vin Wine Merchant, The Curious Shop, The Traditional Sweet Shop and other busy retail units.

DESCRIPTION

The subject property consists of a traditionally constructed mid-terrace retail unit offering accommodation across 2-levels. Internally, the ground floor benefits from a sales area, further rear sales and a kitchenette, along with first floor storage and WC facilities. The property has also recently benefited from the installation of a new timber shop front and extensive works to the roof.

ACCOMMODATION

Ground Floor

Retail/Sales area	9.24 sqm	(99 sqft)
Rear Sales/Retail Area	14.30 sqm	(154 sqft)
Kitchenette	1.93 sqm	(21 sqft)

First Floor

Store One	11.05 sqm	(119 sqft)
Store Two	14.27 sqm	(154 sqft)
Bathroom	----	----
Total Approximate Net Internal Floor Area	50.79 sqm	(547 sqft)

RATING ASSESSMENT

We understand the property to be assessed for Uniform Business Rates as follows:-

Description:	Shop and Premises
Rateable Value:	£5,400

The Uniform Business Rate for 2023/2024 is 49.9 pence in the £.

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

PRICE

Offers are invited in the region of £100,000 – subject to contract for the freehold interest.

VAT

VAT will be charged at the prevailing rate - if applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) has been commissioned.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful tenant.

VIEWING

Strictly by prior appointment with the sole selling agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

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MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

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