

On the Instruction of Barclays Banking Group

TO LET

OTLEY, 2/4 Manor Square, LS21 3AP



Key Features

Leasehold

Viewing

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Location

Otley is a market town located approximately 10 miles to the north of Leeds and Bradford city centres and 11 miles to the south west of Harrogate.

The property itself is located in a prominent position on the corner of Manor Square and faces onto Kirkgate and Market Street, the prime retail thoroughfares in the town.

National occupiers in the area include **Santander, Specsavers, NatWest** and **Halifax Bank**.

Description

The demise available is arranged over ground floor and basement of the stone built, 18th century property while the upper floors are outside of the leasehold demise and are used as residential flats.

Ground floor comprises a sales area, an interview room, staff room and WC's.

The basement provides ancillary storage space as well as the boiler room. The rear yard provides space for approximately 7 vehicles.

Accommodation

Ground Floor	202.53 sq.m	2,180 sq.ft
Basement	23.78 sq.m	256 sq.ft
Total Floor Area	226.31 sq.m	2,436 sq.ft

There is a parking area to the rear with space for approximately 7 vehicles

Tenure

The property is currently held on a lease expiring 26/04/2026 with a tenant only break option on 27/04/2021.

Price

The current rent passing is **£25,000** per annum, exclusive of all other outgoings.

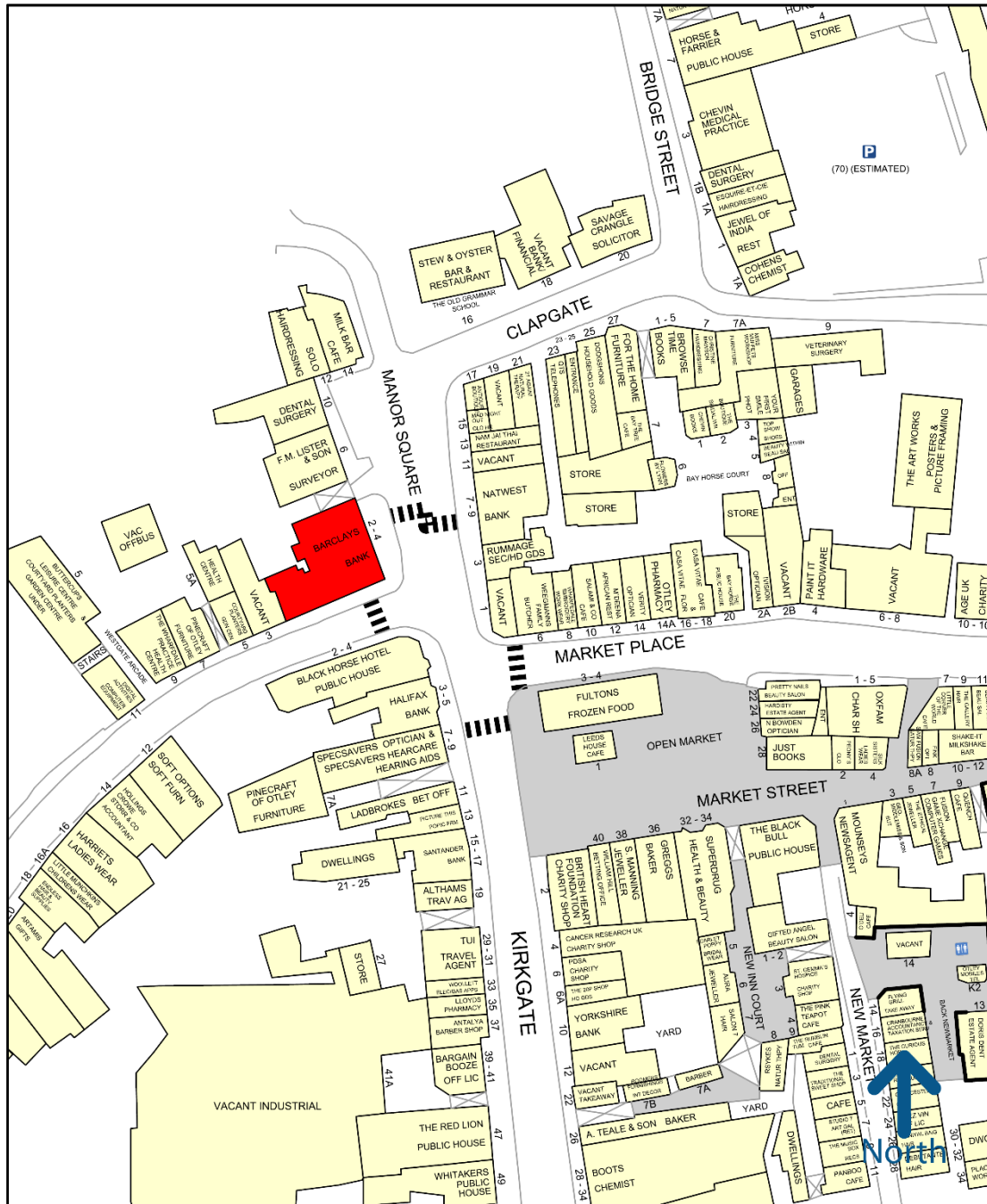
Rates

We are verbally informed by the Local Rating Authority that the current Rateable value of the property is £20,250. The UBR for 2018/2019 is 48p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC

Available upon request.

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Not to scale.

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