



**INDUSTRIAL OFFICES RETAIL INVESTMENT DEVELOPMENT**  
**FORMER BAKERY**  
**REAR OF 26 KIRK GATE**  
**OTLEY, LS21 3HJ**



**INVESTMENT FOR SALE**  
**RARE TOWN CENTRE OPPORTUNITY**  
**1100 SQ. FT. (102 SQ. M)**

**GUIDE PRICE: £155,000**

CONTACT:  
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[richard@de-commercial.co.uk](mailto:richard@de-commercial.co.uk)

## LOCATION

Otley is a thriving town located 12 miles northwest of Leeds. The property occupies a town centre location at the rear of Kirkgate within the New Inn Court development.

## DESCRIPTION

Formerly used as a commercial bakery, the property is of stone construction and extends to 1,100 sq. ft. of open plan space.

Fully self-contained the property is suitable for a variety of uses, subject to planning, including offices, café, medical rooms and warehousing/storage.

## THE INVESTMENT

The opportunity comprises purchase of this property with a 3-year lease with a tenant in place at a commencing rent of £10,000.

## PLANNING

Permission was granted for a café, planning reference number 22/02733/LI.

## TERMS

The property is available for sale freehold subject to the new lease in place. Guide price is £155,000.

## LEGAL COSTS

Each party responsible for their own costs.

## SERVICES

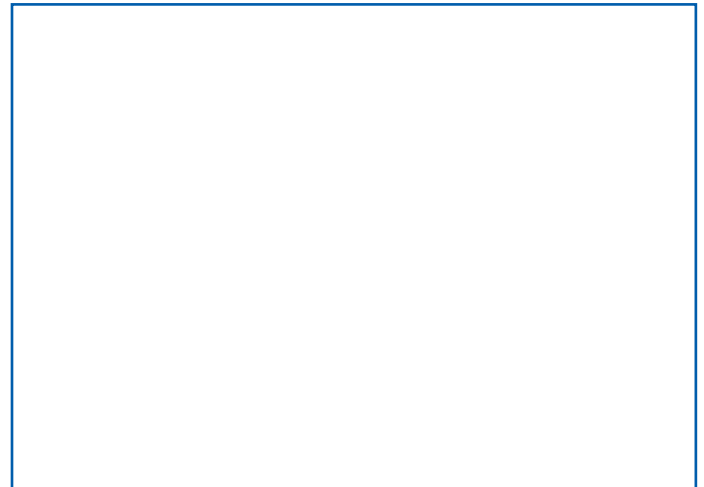
We understand that all mains' services are installed or are available. However, we recommend that prospective occupiers make their own enquiries as to the availability, suitability and capacity of such services.

## VIEWING

Strictly by appointment only, contact:-  
Richard Heslop: 01943 662662  
Or email [richard@de-commercial.co.uk](mailto:richard@de-commercial.co.uk)







## MISREPRESENTATION ACT

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Money Laundering Regulations (introduced 26<sup>th</sup> June 2017). To enable us to comply with the recently expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a sale has been agreed.