



INDUSTRIAL OFFICES RETAIL INVESTMENT DEVELOPMENT  
26 KIRKGATE  
OTLEY  
LS21 3HJ



**FOR SALE**  
**MIXED USE INVESTMENT**  
**RETAIL AND RESIDENTIAL**

**GUIDE PRICE: £249,500**

CONTACT:  
Richard Heslop – 01943 662662  
richard@de-commercial.co.uk

## LOCATION

Otley is a thriving market town located 12 miles northwest of Leeds. The property occupies a strong trading position on the prime retail thoroughfare of Kirkgate. Neighbouring occupiers include Boots the Chemist and Costa Coffee.

## DESCRIPTION

26 Kirkgate is arranged over ground and two upper floors and is constructed of stone under a pitched slate roof.

The property has undergone a comprehensive refurbishment to provide:-

Ground floor – a self-contained retail unit.  
 First and second floors – a two bed duplex apartment (refurbished to shell condition only).



## ACCOMMODATION

	SQ. FT.	SQ. M
Ground Floor – Retail	490	46
First and Second Floors Residential	680	64
<b>TOTAL</b>	<b>1170</b>	<b>110</b>

## THE INVESTMENT

**Ground Floor Retail** – pre-let for a term of five years from November 2023 at an initial rent of £12,540 p.a. rising to £13,500 p.a. in years four and five. There is a tenant only break clause at the end of year three.

**Residential** – 1 2 bed apartment arranged over two floors is proposed. New services installed and rebuilt to a shell specification. It is expected to achieve a monthly rent of £800 under an AST.

The initial annual rent is therefore expected to be in the region of £22,140.

## TERMS

The property is available freehold with the benefit of the ground floor tenancy at a sales price of £249,500.

## LEGAL COSTS

Each party responsible for their own legal 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



### MISREPRESENTATION ACT

DE Commercial for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract (ii) DE Commercial cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permissions for use and occupation or other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy (iii) no employee of DE Commercial has any authority to make or give any representation or warranty or enter into any contract whatever in relation to this property (iv) prices quoted may be subject to VAT and (v) DE Commercial will not be liable in negligence or otherwise, for any loss arising from the use of those particulars. All rents/prices are quoted exclusive of VAT if applicable.

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.