



INDUSTRIAL OFFICES RETAIL **INVESTMENT** DEVELOPMENT
8 NEW INN COURT
OTLEY, LS21 3AJ



FOR SALE
PRIME TOWN CENTRE LOCATION
SELF CONTAINED BUILDING WITH PARKING
SHORT TERM TENANCY IN PLACE

PRICE: £147,500

CONTACT:
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LOCATION

Otley is a thriving market town located 12 miles northwest of Leeds. The property is located in the well established and popular commercial area of Newmarket and New Inn Court, close to all amenities and the bus station.

DESCRIPTION

The property is an attractive stone-built property arranged over ground and first floors. Currently let to a ladies fashion and accessories business, the ground floor is laid out as open plan retail with offices/storage on the first floor.

FLOOR AREAS

FLOOR	SQ.FT	SQ.M
Ground Floor	540	50
First Floor	140	13
TOTAL	680	63



TENANCY

Currently let at an annual rent of £6,500 p.a.

EPC

Awaiting EPC

TERMS

The property is offered for sale freehold subject to the existing short-term tenancy at a price of £147,500.

RATEABLE VALUE

The property has a rateable value of £8,200.

SERVICES

Prospective purchasers are requested to make their own enquiries as to the presence and suitability of the existing services.

VAT

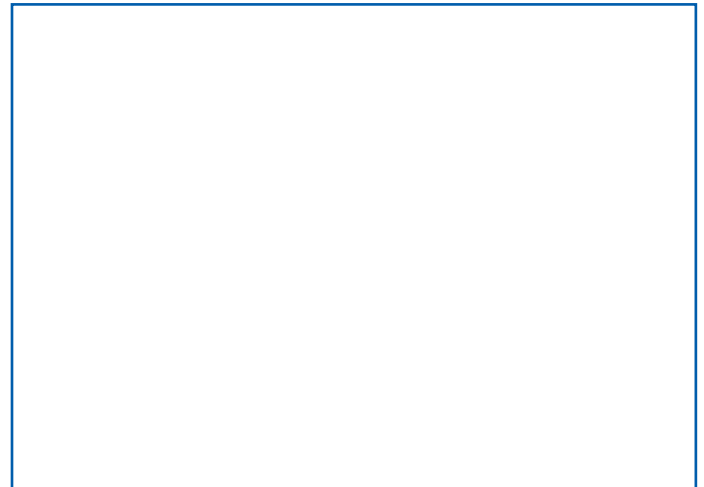
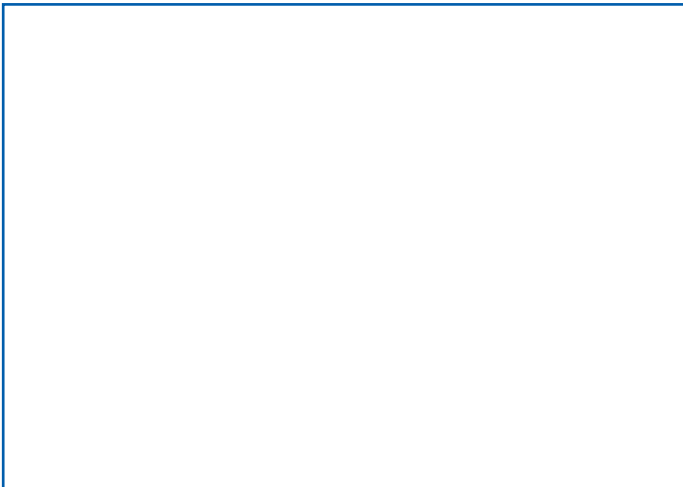
VAT at the standard rate is applicable.

LEGAL COSTS

Each party is responsible for their own costs.

VIEWING

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



MISREPRESENTATION ACT

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Money Laundering Regulations (introduced 26th 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.