



INDUSTRIAL OFFICES **RETAIL** INVESTMENT DEVELOPMENT
23 MANOR SQUARE
OTLEY
LS21 3AP



SHOP TO LET
PROMINENT LOCATION
560 SQ. FT. (52 SQ. M)

RENT: £10,500 P.A. (£875/MONTH)

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 eastern side of Manor Square.

23 Manor Square is well located midway between Bridge Street and the junction with Kirkgate, a busy pedestrian and vehicular thoroughfare.

DESCRIPTION

The property benefits from full height glazing and a return frontage. Internally there is a well laid out retail area, leading to storage, offices, kitchen and w.c. to the rear of the property.

ACCOMMODATION

FLOOR	SQ.FT	SQ.M
Retail – Zone A	215	20
Retail – Zone B	205	19
Office, Storage and Amenities	140	13
TOTAL	560	52

TERMS

The property is offered on a leasehold basis for a term to be agreed. The quoting rent is £875/month (£10,500 p.a.).

RATEABLE VALUE

The property has a rateable value of £5,200.

SERVICES

We understand the property benefits from water and electric. However, we recommend that prospective occupiers make their own enquiries as to the availability, suitability and capacity of such services.

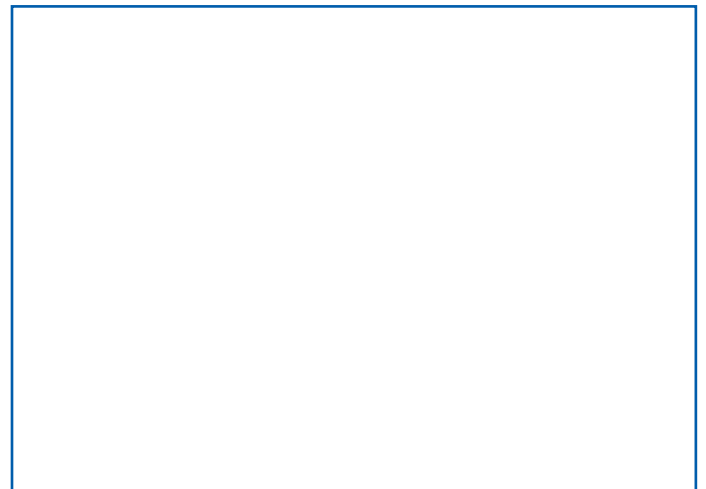
LEGAL COSTS

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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