

9 Mercury Row Otley LS21 3HE

LOCATION

Otley is a thriving market town, located 12 miles north west of Leeds. The property is located just off the prime retail area of Kirkgate on Mercury Row, a busy thoroughfare leading to the bus station.

DESCRIPTION

9 Mercury Row is an attractive stone- built property arranged over ground and first floors. Currently used as a café, the ground floor is laid out with tables and seating to the front and retail counter area with a separate area to the rear incorporating utility / W.C.

The first floor is open plan and provides additional seating.

ACCOMMODATION

The property has the following approximate dimensions and areas:-

	Sq. Ft.	Sq. M
Ground Floor – Sales	330	31
Ground Floor – Utility / W.C	70	7
First Floor	325	30
TOTAL	725	68

SPECIFICATION

Laminate wood flooring
Fully fitted as a café
Good natural light
Staff area / W.C.
Rear access / Loading area
Car Parking

LEASE

The property is currently let on a 10-year lease expiring March 2032 at a rent of £10,800 p.a. There is a mutual break clause in March 2027.

TERMS

The property is offered for sale subject to the existing lease.
The guide price is £174,500.

RATEABLE VALUE

According to the Rating List, the property has a rateable value of £5,700.

EPC

The current EPC is valid until August 2031. The rating is 'D'.

VAT

The property is not VAT registered.

LEGAL COSTS

Each party responsible for their own legal costs.



