INDUSTRIAL OFFICES RETAIL INVESTMENT DEVELOPMENT

7 MERCURY ROW
OTLEY, LS21 3HE



TO LET
GROUND FLOOR RETAIL UNIT
450 SQ. FT. (42 SQ. M)

RENT: £7,800 PA
(INC. WATER RATES)

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 is located off the prime retail area of Kirkgate, on Mercury Row, a busy thoroughfare leading to and from the bus station. Neighbouring occupiers include Costa, Boots and various local estate agents.



DESCRIPTION
7 Mercury Row is a single storey commercial property under a pitched roof. Previously used as an amusement arcade the property has undergone refurbishment to provide open plan retail floor space with frontage, together with ancillary facilities.

ACCOMMODATION
The property has the following approximate floor areas.

	Sq. Ft.	Sq. M
Ground Floor Sales	440	40

SPECIFICATION
* Refurbished
* Open Plan
* Glazed Frontage
* Staff Area / W.C.

TERMS
The property is available on a new lease at a rent of £650 per month.

RATEABLE VALUE
According to the Rating List the property has a rateable value of £6,700.

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 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.