



INDUSTRIAL OFFICES RETAIL INVESTMENT DEVELOPMENT
ROYAL OAK HOUSE
MANOR SQUARE
OTLEY, LS21 3AY



FOR SALE
REDEVELOPMENT POTENTIAL
PROMINENT TOWN CENTRE BUILDING
2160 SQ. FT. (201 SQ. M)

PRICE: £298,500

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

LOCATION

Otley is a market town located 12 miles from Leeds, 10 miles northeast of Bradford and 10 miles southwest of Harrogate.

Royal Oak House has been used as offices for a regional firm of solicitors, located on the west side of Manor Square. The immediate area comprises a mix of retail, residential and commercial premises.

The Manor Square / Bridge Street road forms the main link from the town centre to Newall, where both Wharfedale Hospital and Prince Henry's Grammar School are located.

DESCRIPTION

Royal Oak House is arranged over ground and first floors with some basement storage. The office accommodation comprises individual offices with a large open plan reception area on the ground floor.

Services are located on both floors..

FLOOR AREAS

FLOOR	SQ.FT	SQ.M
Basement – Storage	320	30
Ground – Offices	945	88
First – Offices	895	83
TOTAL	2160	201

TENURE

The property is available freehold with vacant possession. The guide price is £298,500.

RATEABLE VALUE

We understand the current rateable value of the property is £12,000.

LISTING

The building is Grade II listed.

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.

VAT

VAT is not chargeable.

LEGAL COSTS

Each party is responsible for their own costs. Or email richard@de-commercial.co.uk

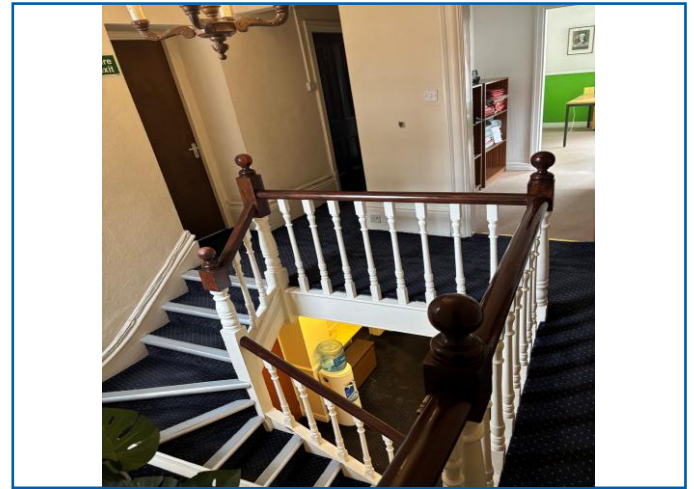


EPC

Awaiting EPC

VIEWING

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



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