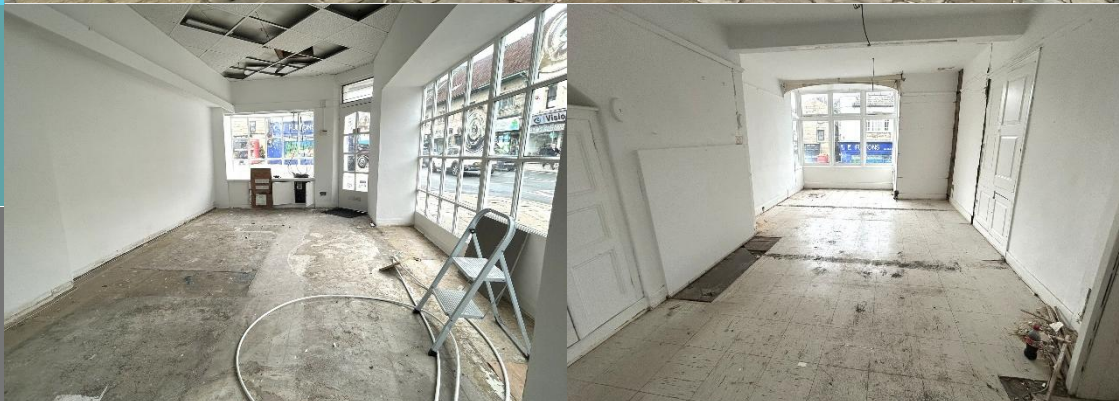




TO LET - PRIME RETAIL UNIT

(Approx 63.2 SQM / 680 SQ.FT)

22 MARKET PLACE,
OTLEY, LS21 3AQ

- Popular Market Town Location
- Rental: £14,000 per annum
- Potential £0 Business Rates Payable
- Unit Undergoing Refurbishment

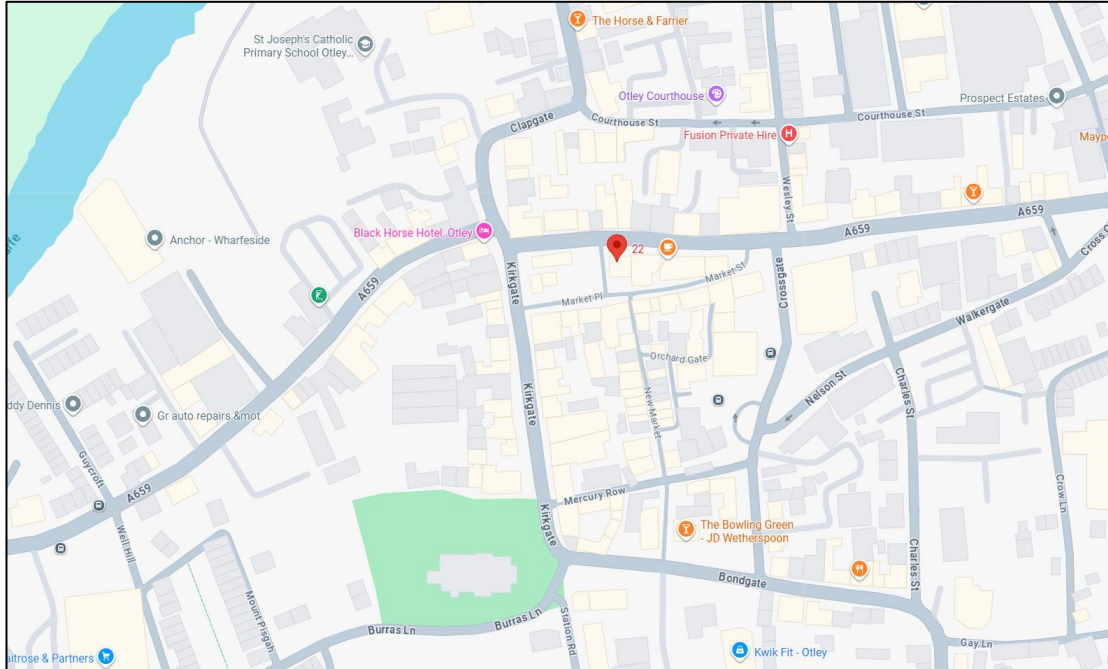
**malcolm
stuart**
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DESCRIPTION

The premises comprise a compact 2 storey retail unit with attic storage located in the popular market town of Otley, West Yorkshire. The unit benefits from great prominence and frontage to both the heavily trafficked Boroughgate, and the pedestrianised Market Place. Internally there is good retail sales / service space leading to first floor accommodation incorporating kitchen and WC facilities along with potential further storage / office / treatment space.

ACCOMMODATION

Description	SQM	SQ.FT
GF Retail Sales	32.1	346
First Floor	31.1	334
Total	63.2	680



PLANNING

We understand the premises have a Class E – Commercial, Business and Service consent but we would recommend checking the status with Leeds Planning Department – 0113 247 8000

BUSINESS RATES - 2023 LIST

Shop & Premises £9,900

Current UBR is 0.499 – if occupiers qualify for SBRR they will **PAY £0 Business rates.**

EPC

The property has a current EPC rating of E102

TERMS

The unit is available on a new FRI lease for a term of years to be negotiated at a rental of £14,000 per annum.

VIEWING

Sole letting agents (appointment only)
Malcolm Stuart Property Consultants
01937 530853
james@malcolm-stuart.com

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1. All measurements, areas and distances quoted are approximate only. 2. Information provided in respect of planning and rating matters has, unless stated, been obtained by way verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate parties. 3. Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced. 4. MSPC LLP have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors. 5. All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable. 6. These particulars were prepared October 2025 and every reasonable effort has been made by Malcolm Stuart Property Consultants to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.