



TO LET - PRIME RETAIL UNIT

(Approx 31.92 SQM / 344 SQ.FT)

4 MARKET STREET,
OTLEY, LS21 3AF

- Popular Market Town Location
- Compact Retail With Excellent Frontage
- Rental: £12,500 per annum
- Potential £0 Business Rates Payable

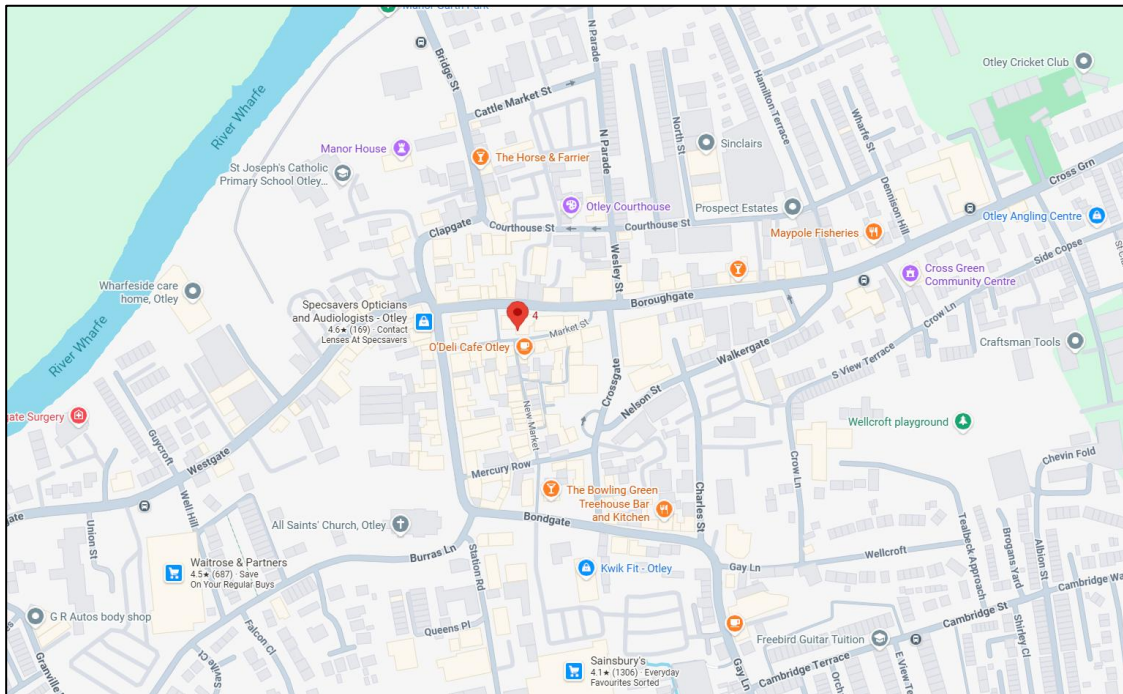


**malcolm
stuart**
PROPERTY CONSULTANTS

DESCRIPTION

Compact ground floor retail unit in central Otley, North Yorkshire. The unit offers great frontage to Market Street and has open plan retail sales space together with a kitchenette/WC towards the rear. Suitable for a variety of users, the property was most recently utilised as a women's boutique clothing store.

The unit occupies a prominent position on Market Street, in close proximity to the towns Market Place, which holds outdoor markets Tuesdays, Fridays and Saturdays. Market Street benefits from high levels of pedestrian flow with it being situated between Orchard Gate Shopping Centre and Kirkgate.



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 August 2026 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.

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 £10,000

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 B40

TERMS

The unit is available on a new effective FRI lease for a term of years to be negotiated at a rental of £12,500 per annum. Building insurance is currently £295 per annum. Service charge covering the structure is fixed at £49pcm (3% annual uplifts).

VIEWING

Sole letting agents (appointment only)
Malcolm Stuart Property Consultants
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