

# FIRST FLOOR OFFICE SUITE - TO LET

APPROX 402 SQ.FT



SUITE 2, 2 BAY HORSE COURT, OTLEY, LS21 1SB

Malcolm Stuart Property Consultants LLP  
Chartered Surveyors

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## Description

First floor office suite which is split into two rooms with an open walkway which looks out over Boroughgate in central Otley. The shared entrance is located within Bay Horse Court which can be accessed from both Boroughgate and Clapgate.

The suite benefits from carpeted flooring, suspended ceilings, perimeter trunking, nigh storage heaters as well as an intercom entry system. In addition at the top of the staircase there are shared WC's, a kitchen and a small unmanned reception area with some seating.

Otley is located approximately 12 miles to the northwest of Leeds and 11 miles to the southwest of Harrogate. Situated on the river Wharfe in lower Wharfedale and with a population of circa 14,000 people, the town is very popular and draws in from surrounding towns and villages.

## Rateable Value

Office & Premises      £3,750

The current uniform business rate (UBR) for 2023/24 is 49.9p in the £. Occupiers may qualify for SBRR meaning £0 payable.

## Energy Performance Certificate

EPC is pending.

## Planning

The retail unit has planning permission for use E – Commercial, Business and Service under the Town and Country Planning (Use Classes) Order 1987 (as amended)

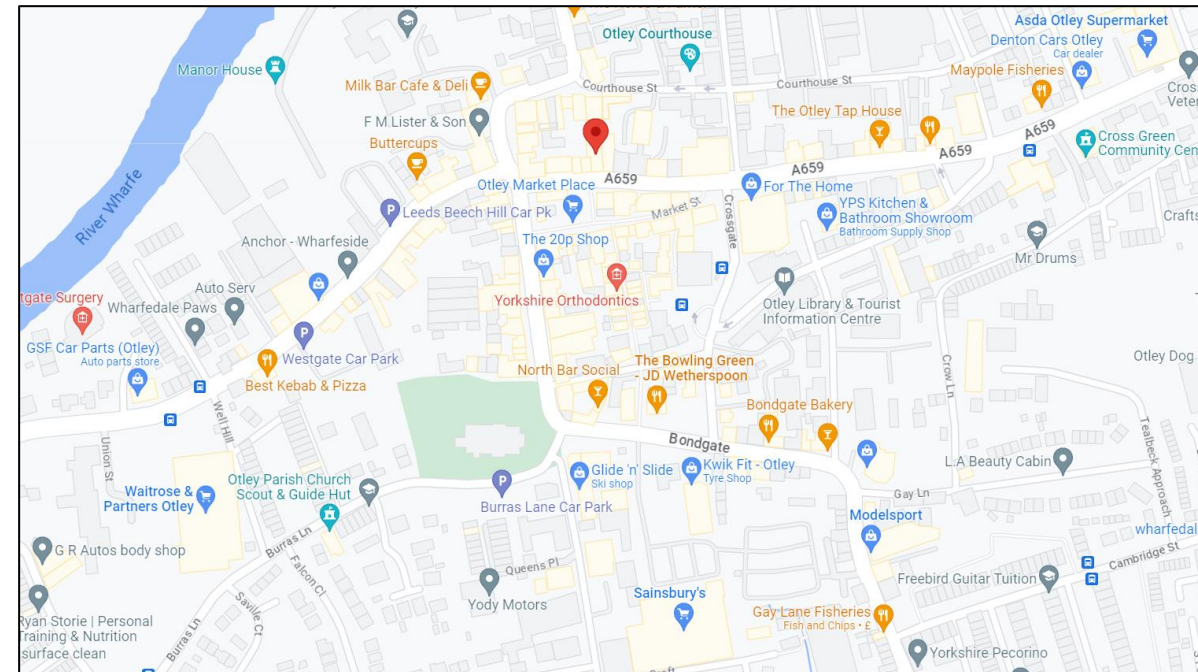
## Terms

The unit is available on a new effective FRI lease for a number of years to be negotiated at a rent of £5,500 per annum (Exc VAT).  
\*Service charge applicable – further details available\*

## Viewing

Strictly by appointment only with the sole letting agents  
Malcolm Stuart Property Consultants LLP

E-mail: [james@malcolm-stuart.com](mailto:james@malcolm-stuart.com) Tel: 07841470654



### GENERAL INFORMATION

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 of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
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 July 2023 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.