



TO LET - PRIME GROUND FLOOR RETAIL UNIT / FORMER CAFE

UNIT 12, ORCHARD GATE
SHOPPING CENTRE,
OTLEY, LS21 3NX

- Approx 37.27 SQ.M / 401 SQ.FT
- Rental: £11,000 per annum Exc.
- £0 Business Rates Under SBRR
- Popular Market Town
- Adjacent Town Bus Station

**malcolm
stuart**
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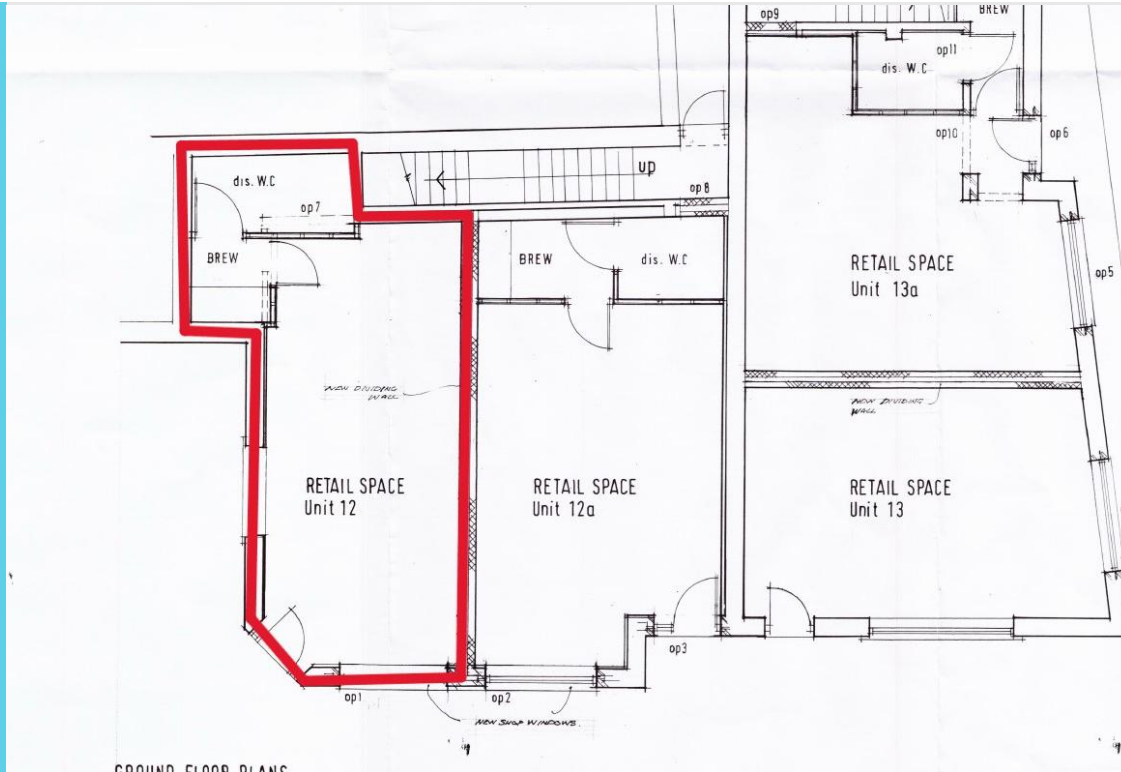
Prime ground floor retail unit located in central Otley, suitable for a variety of occupiers.....

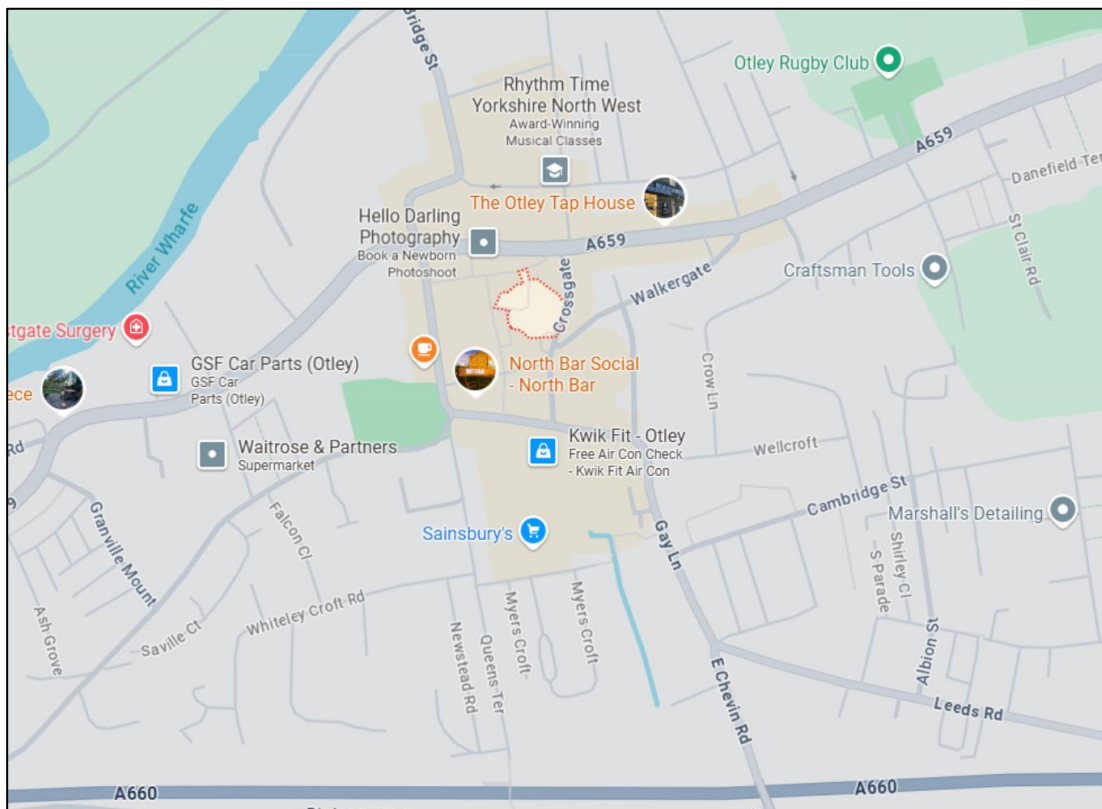
Ground floor, corner retail unit which was previously a café comprising retail sales at the front with rear ancillary / storage and a DDA compliant WC. The unit is situated in the heart of Orchard Gate Shopping Centre with great prominence being at the junction of the 3 access points within the centre, one of which being the towns Bus Station.

Orchard Gate is an attractive looking stone built shopping centre located in the vibrant, historic market town of Otley. Otley is located approximately 12 miles to the north west of Leeds and 11 miles to the south west 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.

Interspersed within the prime retail shopping streets of the town, Orchard Gate Shopping Centre can be accessed from Mercury Row, Market Street, Crossgate and New Market Street. With great accessibility as well as the towns main Bus Station being situated here, Orchard Gate has unrivalled pedestrian flow and exposure for its tenants.

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PLANNING

We recommend interested parties make their own enquiries with the local authority – 0113 222 4409 / planning@leeds.gov.uk

BUSINESS RATES - 2023 LIST

Shop and Premises £6,100

£0 RATES PAYABLE UNDER SBRR (IF OCCUPIER QUALIFIES)

EPC

The property has a current EPC rating of C58

TERMS

The unit is available on a new effective FRI lease for a term of years to be negotiated at a rental of £11,000 per annum Exc – service charge and insurance applicable – details available on request.

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 August 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.