

# PRIME RETAIL UNIT - TO LET

## GROUND FLOOR ONLY - APPROX 367 SQ.FT



UNIT 16 ORCHARD GATE SHOPPING CENTRE

- Well Located Prime Retail Unit
- Suitable for a variety of uses STP
- Potential for £0 Business Rates

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## Description

The premises comprise a ground floor retail unit fronting Market Street in Central Otley and forming part of Orchard Gate Shopping Centre. The unit provides good open plan retail floor space with a rear WC, kitchenette and small storage cupboard.

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 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.

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 town's main Bus Station being situated here, Orchard Gate has unrivalled pedestrian flow and exposure for its tenants.

## Rateable Value

Shop & Premises        £9,200

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

The premises have a current energy efficiency rating of C71

## Planning

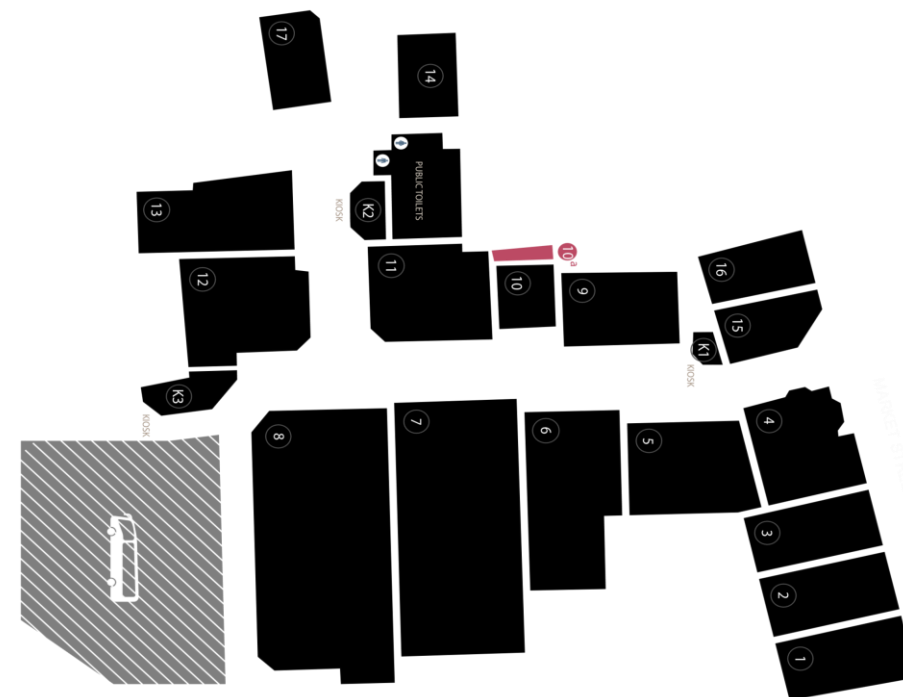
The retail unit has planning permission for use E – Commercial, Business and Service under the Town and Country Planning (Use Classes) Order 1987 (as amended)

## Terms

The unit is available on a new effective FRI lease for a number of years to be negotiated at a rent of £10,000 per annum (Exc VAT).

## Viewing

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