

RESTAURANT / BAR / RETAIL UNIT WITH EXTERNAL SEATING TO LET (subject to planning)

25 CROSSGATE, OTLEY, WEST YORKSHIRE, LS21 1BD



POTENTIAL CONCERTINA GLAZING TO WEST FACING
EXTERNAL SEATING AREA

CENTRAL LOCATION OPPOSITE 70 SPACE CAR PARK

A3/A4 PLANNING SUBMITTED

RATES PAYABLE ONLY £16,525

Location

Otley is an attractive and vibrant market town 10 miles north west of Leeds and 5 miles to the east of Yorkshire's most affluent town, Ilkley. Otley's 15,000 population supports a compact shopping destination along with a large number of bars and restaurants to serve the local and wider area, along with the Yorkshire Dales tourist trade. From a retailing perspective, national multiple operators include **Waitrose, Boots, M&Co, Superdrug and Specsavers** plus a range of excellent independent specialist butchers, delicatessens and coffee shops.

Rent

A new FRI lease at a rent of £50,000 pax, subject to upward only rent reviews every 5 years.

Rates

We are advised that the unit has a Rateable Value of £33,250, resulting in rates payable of £16,525 for the 2016/2017 Financial Year.

Accommodation

Formerly an HSBC Bank, the premises are arranged at ground floor only provide the following dimensions and gross internal floor area:

Gross Frontage (to Crossgate)	45'0"	13.72m
Return Frontage (to Nelson St	95'0"	28.96m
Ground Floor GIA	4,107 sq ft	381.55 sq m

NB. There is a significant west-facing seating area to the front which can included within the demise if required.

VAT

Unless otherwise stated all prices and rents are quoted exclusive of VAT

Viewing

Strictly by appointment through the sole letting agents.

Tom Hodgson
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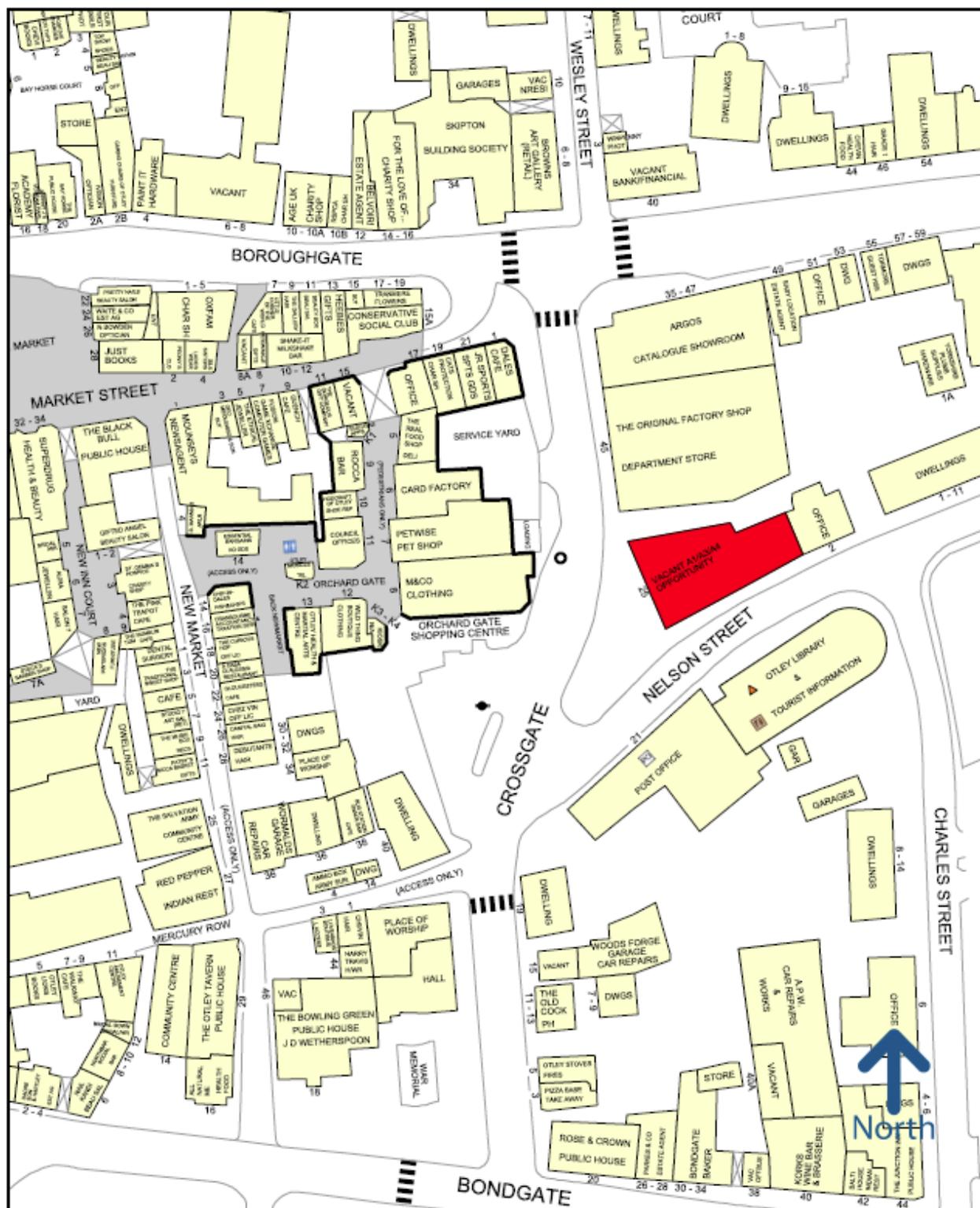
Or our joint agents John Birtwistle and Alex Mayor of Brassington Rowan on 0113 242 2622

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Pudney Shuttleworth
RETAIL & LEISURE PROPERTY CONSULTANTS
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