

**GROUND FLOOR RETAIL UNIT IN A
PROMINENT POSITION**

£12,000 PA

Description

49 Boroughgate occupies a prominent position within the heart of Otley town centre, fronting directly onto the main high street. Otley is a well-established and growing market town in West Yorkshire, benefiting from significant residential development and increased footfall in recent years.

The property comprises an attractive ground floor retail unit with a large display frontage onto Boroughgate, providing excellent visibility and strong passing trade. Internally, the accommodation is well-presented and largely open plan, making it suitable for a variety of retail, office or service-based uses.

To the rear, there is additional office space together with kitchen and W/C facilities, providing practical and flexible accommodation. A useful basement offers further storage space.

The premises are available to let on a new lease, with terms to be agreed.

Terms

Leasehold. The property is available to lease on new terms to be negotiated.

Business Rates

Rateable Value: £5900

For the 2026/27 rating year, business rates are calculated using a tiered multiplier system. For properties with a Rateable Value below £51,000, multipliers range from approximately 38.2p for qualifying Retail, Hospitality and Leisure uses to 43.2p for other property types, subject to eligibility.

Small business rate relief may also be available.

Interested parties should make their own enquiries with North Yorkshire Council to confirm the exact rates payable. FSS accepts no liability for any changes to business rates or the accuracy of this information.

VAT

All figures quoted are deemed exclusive of VAT where applicable?

Legal Costs

Legal Costs: Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

Planning

Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Services

All mains services are connected to the property.

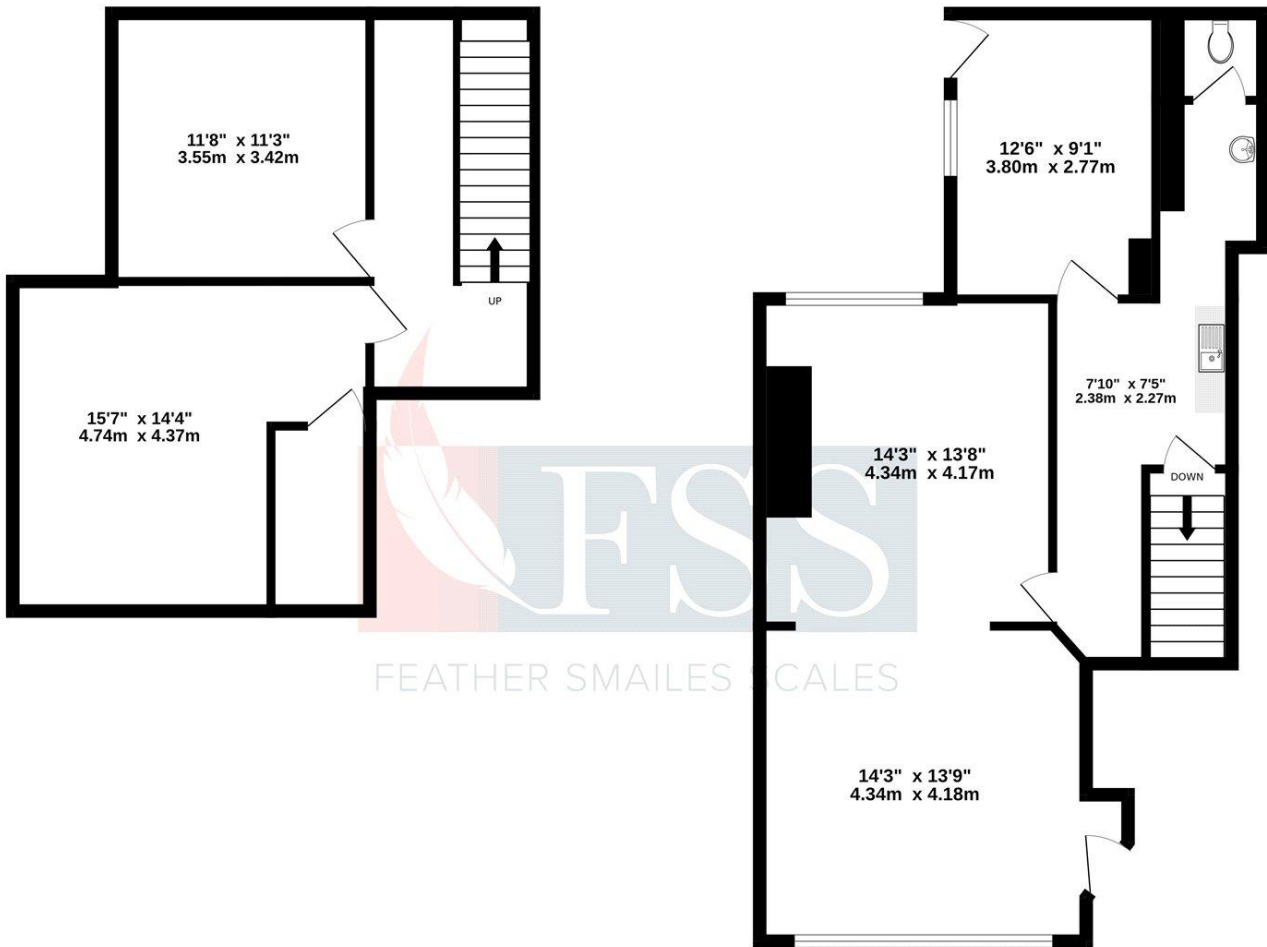
Viewing

If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.



BASEMENT
471 sq.ft. (43.8 sq.m.) approx.

GROUND FLOOR
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 1115 sq.ft. (103.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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