

For Sale OIRO £170,000



Features

- Mixed Use Freehold Investment
- First Floor Flat Available with Vacant Possession
- Central Otley Location
- Longstanding Tenant in occupation of the

Address

5/7 Mercury Row,
Otley, LS21 3HE 1-5 The Grove,
Ilkley, LS29 9HS



In partnership with:



Location

The subject premises are located on Mercury Row which serves to connect Kirkgate with Crossgate. The area consists of predominantly retail and leisure based businesses.

Otley is a popular market town which boasts a number of national and local businesses. Otley is located approximately 12 miles from Leeds city centre and 10 miles from Harrogate.

Description

The accommodation comprises a ground floor retail unit which is predominantly open plan with a W/C. The retail unit is let with a passing rent of £4,800pa. The tenant is currently holding over.

The First Floor consists of a well presented one bedroom first floor flat in good tenantable condition.

Accommodation

The accommodation has been measured in accordance with the RICS Property Measurement 2nd Edition (2018) to calculate the following floor areas:

| | Sqm | Sqft |
|------------------|------|------|
| Retail Area | 31.5 | 31.5 |
| First Floor Flat | | |

Business Rates

Rateable Value: £5,100
Standard Non-Domestic Multiplier 2021/22: 49.9p

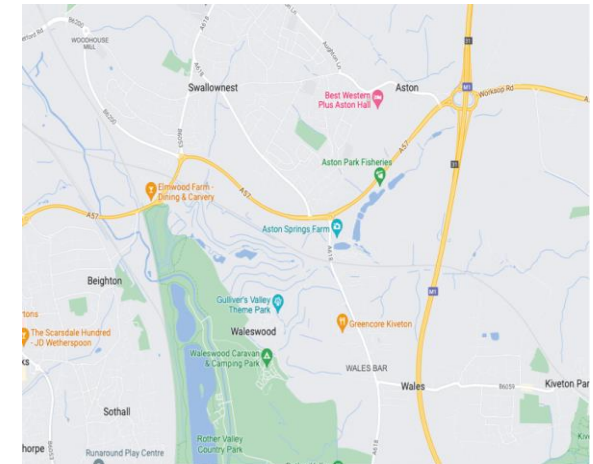
N.B. The rateable value is not the sum payable. The Non Domestic Business Multiplier should be applied after which small business relief and transitional phasing may also be applicable. Interested parties should make their own enquiries with the Valuation Office Agency or Local Authority.

Terms

The property is for sale by private treaty. Offers are invited in the region of £170,000.

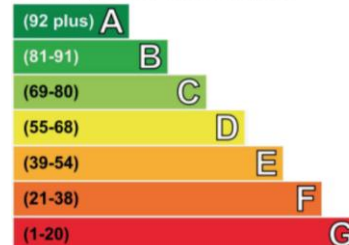
Legal costs

Each party to the transaction will be responsible for their own legal costs incurred



Energy Efficiency Rating

Very energy efficient - lower running costs



| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 80 | 80 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

Viewing/further information

0330 0882013