Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

PROMINENT SHOP UNIT

60 OTLEY ROAD, GUISELEY, LEEDS, WEST YORKSHIRE, LS20 8AH

55.70 m^2 (600 sq. ft)



- Busy location
- Suitable for a variety of businesses (within Class E)
- On street parking
- VAT not applicable to rent
- Below threshold for paying business rates

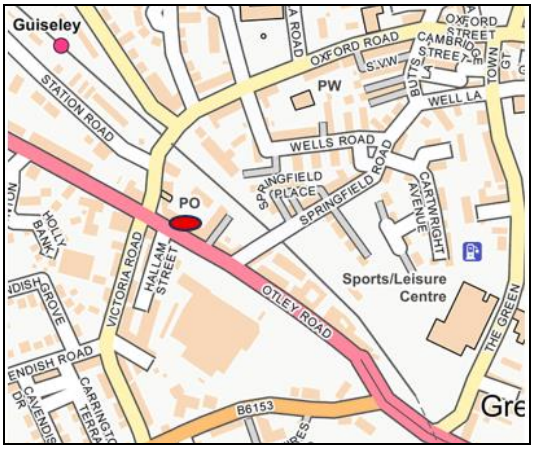
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For Enquiries call
0113 234 8999

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Location

The property is in a well-established retail parade on Otley Road close to the traffic light junction with Oxford Road/Victoria Road. Otley Road is the principal shopping street in Guiseley and is the main road link between Leeds and Ilkley. There is some on street car parking but also free car parking close by in the Morrisons supermarket complex.



Description

The property comprises a ground floor shop unit formerly occupied by Listers Blinds.

Accommodation

Description	M²	(sq. ft)
60 Otley Road retail sales	48.50	(523)
Rear staffroom/store & WC	7.20	(77)
Total	**55.70**	**(600)**

There is a door to the rear from the storeroom.

There is basement storage space (not measured).

New Lease

A new Full Repairing and Insuring lease for a term to be agreed is to be granted.

Services

We are advised the premises benefit from mains water, sewer drainage and electricity. The sales area has a ceiling mounted air conditioning unit. However, no tests have been carried out on any of the services or appliances and therefore we are unable to comment as to their condition or capacity.

Energy Performance Certificate

The property has the following EPC rating: -

60 Otley Road – C (72)

Business Rates

The shop has a Rateable Value of £12,250.

Please note providing this is the only shop operated by the tenant the property should to be below the threshold for paying business rates.

Rent

£15,000 per annum exclusive.

VAT

The rent is not subject to VAT.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

Viewing/Enquiries

Strictly by appointment only with the sole agents: -

Michael Steel & Co **Tel: 0113 234 8999**
Richard Barker richard@michaelsteel.co.uk
Ben Preston ben@michaelsteel.co.uk

Our Ref: 3749/A/RB
November 2026 **Subject to Contract**

Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.