Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

SHOWROOM/OFFICE PREMISES

52-54 KIRKGATE, OTLEY, LS21 3HU

89.40m^2 (962 sq. ft)



- Prominent street frontage
- Double full height glazed shop windows

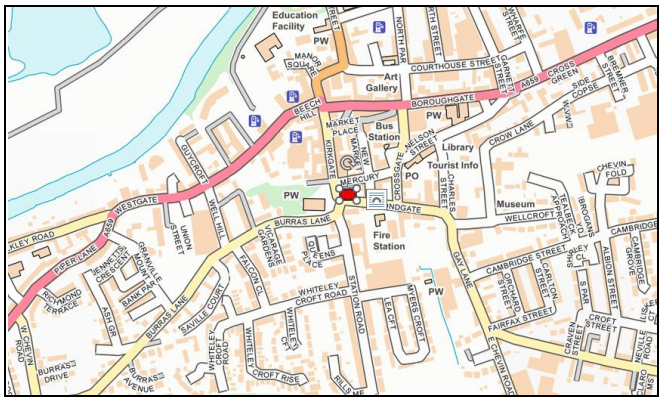
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For Enquiries call
0113 234 8999

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Location

The property is on the eastern side of Kirkgate in the centre of Otley. Otley lies between Ilkley and Bramhope and is approximately 11 miles north of Leeds, 9 miles east of Bingley and 3.5 miles north of Leeds Bradford Airport.



Description

A former estate agents office is offered to let with the following accommodation:-

Floor	Description	M²	(sq. ft)
GF	Showroom Kitchen	41.90 9.29	(451) (100)
FF	Offices/staff/storage Toilets	38.18 -	(411) -
Attic	Not used		

Rating

The Valuation Office website indicates the premises are assessed with a Rateable Value of £12,750.

The business rates payable for 2026/26 are 49.9p in the £.

Terms

A new full repairing and insuring lease for a term to be agreed is available at a passing rental of £17,500 per annum reviewed after 3 years.

EPC

The property has an EPC rating of E (106) expiring July 2034.

VAT

All rents are quoted exclusive of 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.

Legal Costs

The ingoing tenant to make a contribution towards the landlord's solicitors costs in the transaction.

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: 3753/A/RB
March 2026 **Subject to Contract**

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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.