



FOR SALE
Freehold

Units 1-3 Granville Court, Granville
Mount, Otley, LS21 3PB



Units 1-3 Granville Court

Granville Mount

Otley

LS21 3PB

- Freehold investment with asset management potential
- Vacant unit provide opportunity for partial owner occupancy
- Within walking distance of Otley town centre
- Good parking provision
- ERV c£50,000pa

LOCATION

Otley is a popular market town in the Wharfedale c 6 miles from Ilkley, 12 miles from Bradford and 15 miles from Leeds. Otley has a population of 13,668 at the 2011 census and benefits from good road links to the commercial centres. Otley is home to a large number of local and national commercial occupiers such as Waitrose, Sainsburys and Kwik Fit. The property is situated next to the Waitrose Car Park.

DESCRIPTION

The property comprises a terrace of three units used as both traditional office and light industrial accommodation. The units are arranged over ground and first floors and provide a mix of cellular offices, workshop areas and storage space, with each unit having its own entrance and services. The property is of a brick built construction under a slate roof. Three of the ground floor units are accessed via roller shutter doors.

Unit 4, which is a detached office building has been sold separately and is to be split from the freehold title and an

ACCOMMODATION

The property has been measured in accordance with the Royal Institution of Chartered Surveyors Property Measurement 2nd Edition (2018) to provide the following net internal areas.

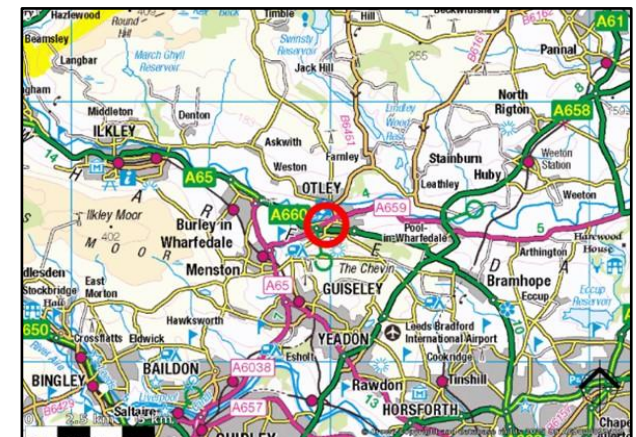
	Sqm	Sqft
Unit 1 GF	79.10	851
Unit 1 FF	75.28	810
Unit 2 GF	71.19	766
Unit 2 FF	61.71	664
Unit 3 GF	82.71	890
Unit 3 FF	76.12	819
Total	446.10	4,800

TENURE

Freehold part of WYK580230



Red – Proposed freehold boundary



BREIF TENANCY SCHEDULE

		Lease Terms	Rent PA (Exclusive of VAT)	£/Sqft	Rateable Value 1 st April 2023
Office Suites					
Unit 1 GF	Private Individual	1 Year IRI from Jan 2026	£6,500	£7.64psqft	£5,800
Unit 1 FF		On the Market quoting £8,100	£8,100	£10.00 psqft	£6,700
Unit 2 GF	Private Individual	1 Year IRI from Jan 2026	£8,000	£10.44psqft	£5,700
Unit 2 FF	Private Individual	Holding Over IRI	£6,000	£9.04psqft	£5,200
Unit 3 GF	Private Individual	1 Year IRI from Jan 2026	£9,000	£10.11psqft	£6,500
Unit 3 FF	PH Plasterers	1 Year IRI from Jan 2026	£8,400	£10.26psqft	£6,400
Total			£46,000		

EPC

New EPCs instructed

VAT

The property is elected for VAT and VAT will be applicable on the price. TOGC considered.

Legal Costs

Each party is to be responsible for their own legal costs.

Investment Sale

Offers in the region of £560,000 are invited for the freehold. This represents a net initial yield of 7.83%

Contact-

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