



FOR SALE
Fully Let Office Investment

Suites 1-4 West Chevin Business Centre,
West Chevin Road, Otley, LS21 3HA



**Suites 1-4 West Chevin Business
Centre
Otley
West Yorkshire
LS21 3HA**

- Fully let investment office investment
- Within walking distance of Otley town centre
- Good parking provision
- Total passing rent £43,796pa

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, Sainsbury's and Kwik Fit.

The subject property is situated on West Chevin road which linked Otley to Guiseley and Menston near Otley Chevin Forest.

DESCRIPTION

The property consists of a popular freehold office building with four office suites across two buildings. The main buildings are of a traditional stone built construction under a pitched stone roof. The two stone buildings are linked by a central staircase. The internal specification throughout includes plastered and painted walls and ceilings, electric heating, LED and fluorescent tube lighting and carpet floor coverings. Suite 5 is a detached workshop and office space occupied by X Tag which is in the process of being sold to the tenant.

Externally there is a large tarmac surfaced area with parking for at least 25 cars, a seating / picnic area and over 1 acre of undeveloped woodland.

[Click Here to see a video.](#)

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.

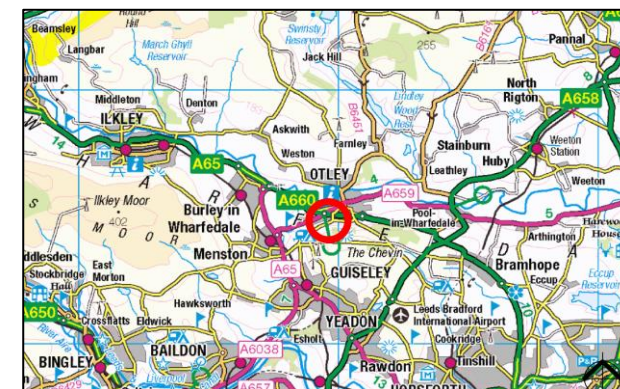
	Sqm	Sqft
Suite 1	85.91	924
Suite 2	97.47	1049
Suite 3	98.30	1058
Suite 5	163.01	1754
Total	444.69	4,785

TENURE

Freehold to be split out of title noWYK763128



Red –New Freehold Boundary



TENANCY SCHEDULE

		Lease Terms	Rent (Exclusive of VAT)	Approx Area Sqm (sqft)
Office Suites				
Suite 1	Wharfedale Pilates	Holding Over	£8,000pa	85.91(924)
Suite 2	SG Safety Group Limited	Holding Over	£9,000pa	97.47 (1049)
Suite 3	Pearlacre Ltd	Holding Over	£12,996	98.30 (1058)
Suite 4	Various	Let room by room on flexible licences	Passing: £13,800 inclusive of utilities	163.01(1754)
Total			£43,796	



EPC

Suites 1-4, West Chevin Business Centre -C(60)

VAT

The property is elected for VAT.

It is anticipated that this will be dealt with by TOGC.

Legal Costs

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

Investment Sale

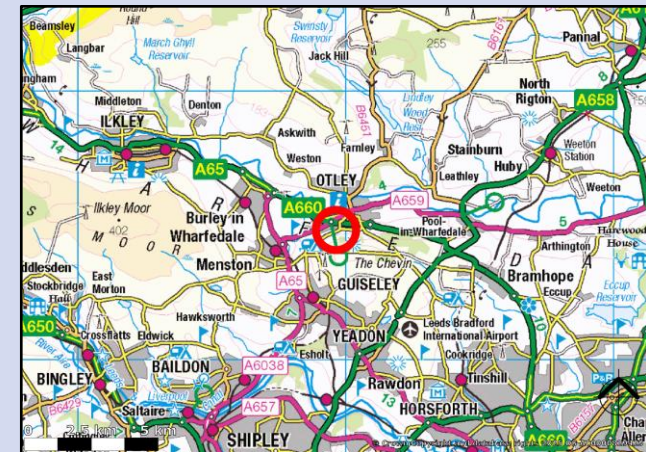
Offers in the region of £625,000 are invited for the freehold.

Contact-

Hedley Steel / David Ogilvie

HKS@dacres.co.uk

0113 3863100 or 07522676995



Dacres Commercial themselves and for the vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline for the guidance of intending purchasers and lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Dacres Commercial has any authority to give any representation or warranty whatever in relation to this property. Except as expressly stated in these particulars, all prices quoted (whatever sale price, premium, rent or otherwise) shall in all cases be deemed to be exclusive of VAT and VAT will be added where applicable. Similarly, unless stated otherwise, any offer made will be deemed exclusive of VAT. Regulated by RICS