



**FOR SALE**  
Business Park Investment

West Chevin Business Centre, West  
Chevin Road, Otley, LS21 3HA



**West Chevin Business Centre**

**Otley**

**West Yorkshire**

**LS21 3HA**

- Unexpectedly Re-available and at a reduced price
- Fully let investment with development / expansion potential stp
- Site area extends to 1.57 acres
- Within walking distance of Otley town centre
- Good parking provision
- Total passing rent £67,796pa

## 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, Sainsburys 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 business centre with five office suites across three 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. Suite 5 is a detached workshop and office space occupied by X Tag and has a corrugated metal roof and has recently been refurbished. The internal specification throughout includes plastered and painted walls and ceilings, electric heating, LED and fluorescent tube lighting and carpet floor coverings.

Externally there is a large tarmac surfaced area with parking for at least 25 cars, a seating / picknick 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
Suite 5	185.50	1996
<b>Total</b>	<b>630.19</b>	<b>6,780</b>

## TENURE

Freehold (WYK763128)



Red – Freehold Boundary (WYK630697)



## TENANCY SCHEDULE

		Lease Terms	Rent (Exclusive of VAT)	Approx Area Sqm (sqft)
<b>Office Suites</b>				
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)
Suite 5	Active Tagging Limited	Holding Over	£24,000	185.50 (1996)
<b>Total</b>			<b>£67,796</b>	



## EPC

Suite 5, West Chevin Business Centre -D(78)

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

## VAT

The property is elected for VAT.

## Legal Costs

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

## Investment Sale

Offers in the region of £1,000,000 are invited for the freehold.

## Contact-

Hedley Steel / David Ogilvie

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