

TOWN CENTRE INVESTMENT

TENANT UNAFFECTED

FOR SALE



33 OTLEY ROAD, SHIPLEY
BD17 7DE

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Eddisons

33 Otley Road

ShIPLEY, BD17 7DE



Tenure

For Sale



Property Type

Office



Price

£72,500



Rental Income

£5,000 p.a. ex



Location

ShIPLEY, BD17 7DE



Property ID

731.4616a (1229456)

For Viewing & All Other Enquiries Please Contact:

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Director

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HARVEY BLAND
Graduate Surveyor

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Property

The property comprises of a two storey stone built building under a pitched roof.

Internally the premises comprise of a ground floor office with storage on the first floor. The building benefits from carpeted flooring, painted and plastered walls, large ground floor window display as well as staff/WC facilities.

The property is currently let at £5,000 p.a. exclusive for 5 years from December 2024.

Area	m ²	ft ²
Total GIA	40.69	438

Energy Performance Certificate

The property has an Energy Performance Asset Rating of **C**. Further information is available on request.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Rates

Description:	Shop and Premises
Rateable value:	£4,000

Terms

The property is available **For Sale** freehold subject to the existing tenancy in place.

Price

Price **£72,500**

VAT

Prices and rental are exclusive of VAT if chargeable.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The property is prominently located on Otley Road in Shipley town centre. The area provides all local amenities and there are good road communications via the A6038 (Otley Road), the A657 (Leeds Road) and the A650 (Bradford Road).

The World Heritage site of Shipley Village is close by as are both Saltaire and Shipley railway stations which provides train services to both Leeds and Bradford approximately every 15 minutes.

Occupiers in the local vicinity include an Asda Superstore, JD Wetherspoon, Home Bargains and Santander with the historic Salts Mill just a short distance away.









50 m

100 m