

**RETAIL & RESIDENTIAL INVESTMENT
26/28 OTLEY ROAD
GUISELEY
LEEDS**



- Situated on Otley Road (A65), the main retailing area opposite Morrisons
- Current income £43,150 per annum
- Commercial premises let to Gorgemead Limited, T/A Cohens Chemist

FOR SALE - £650,000

Starkeys Chartered Surveyors, 17 Victoria Mews, Mill Field Road, Cottingley Business Park, Cottingley, Bingley BD16 1PY.

T: 01274 307910 e: info@starkeys.co.uk

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26/28 OTLEY ROAD
GUISELEY
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1. LOCATION:

The property occupies a prominent location fronting Otley Road (A65) within the main retailing area of Guiseley, a popular commercial and residential area situated approximately 7½ miles north of Bradford and 10 miles north-west of Leeds.

The property is situated opposite Morrisons supermarket with other multiple retailers represented include Specsavers and Skipton Building Society.

2. GENERAL DESCRIPTION:

The premises provide a double-fronted retail and residential property comprising accommodation over basement, ground, first, second and third floor levels, constructed in stone with a pitched stone slate covered roof. To the rear is a two-storey extension with a single pitched roof, with access to the residential accommodation being provided by a timber door.

The retail premises provide basement stores, ground floor sales area with metal display windows, and a store to the rear. At first floor level is a store, kitchen/staffroom and separate ladies and gent's WC's.

The upper floors provide four residential units, two at first floor level providing a shower room, lounge/kitchen and bedroom and two over second and third floor levels, each providing a shower room, bedroom, lounge and kitchen at second floor level and an additional room at third floor level.

3. ACCOMMODATION:

The premises have the following approximate net internal floor areas:

COMMERCIAL PREMISES

BASEMENT

Not inspected.

GROUND FLOOR

Sales Area	104.61m ² (1,126 sq. ft.)
Store	12.26m ² (132 sq. ft.)

TOTAL GROUND FLOOR AREA **116.87M² (1,258 SQ. FT.)**

FIRST FLOOR

Store 19.32m² (208 sq. ft.)

Ladies WC

Kitchen/Staffroom 5.67m² (61 sq. ft.)

Gents WC

TOTAL FIRST FLOOR AREA **24.99M² (269 SQ. FT.)**

RESIDENTIAL ACCOMMODATION

FLAT 3

Shower Room 2.41m² (26 sq. ft.)

Lounge/Kitchen 18.02m² (194 sq. ft.)

Bedroom 6.13m² (66 sq. ft.)

TOTAL FLOOR AREA OF FLAT 3 **26.56M² (286 SQ. FT)**

FLAT 4

FIRST FLOOR

Lounge/Kitchen 25.18m² (271 sq. ft.)

Bedroom 9.48m² (102 sq. ft.)

Shower Room 2.98m² (32 sq. ft.)

TOTAL FLOOR AREA OF FLAT 4 **37.64M² (405 SQ. FT.)**

FLAT 1

SECOND FLOOR

Shower Room 3.34m² (36 sq. ft.)

Bedroom 8.80m² (95 sq. ft.)

Lounge 9.57m² (103 sq. ft.)

Kitchen 8.45m² (91 sq. ft.)

TOTAL FIRST FLOOR AREA OF FLAT 1 **30.16M² (325 SQ. FT.)**

THIRD FLOOR

Lounge 16.16m² (174 sq. ft.)

FLAT 2

SECOND FLOOR

Shower Room 3.99m² (43 sq. ft.)

Bedroom/Lounge	9.18m ² (99 sq. ft.)
Bedroom	9.85m ² (106 sq. ft.)
Kitchen	9.85m ² (106 sq. ft.)
TOTAL SECOND FLOOR OF FLAT 2	32.87M² (354 SQ. FT.)

THIRD FLOOR

Lounge	16.35m ² (176 sq. ft.)
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4. RATING/COUNCIL TAX:

The local authority is Leeds City Council. We have inspected the Valuation Office and Government websites which state the premises are subject to the following assessments:

Retail Premises – Rateable Value £25,750

Flat 1 – Council Tax Band A

Flat 2 – Council Tax Band A

Flat 3 – Council Tax Band A

Flat 4 – Council Tax Band A

With effect from 1 April 2026 the Rateable Value in respect of the retail premises is to be £25,000.

The Uniform Business Rate for 2025/26 is £0.499.

Interested parties should seek verification of the information provided.

5. SERVICES:

We understand the premises benefit from all mains services. The retail unit has air conditioning to the sales area and wall mounted electric heaters at first floor level. The two flats at first floor level (Flats 3 & 4) are heated by electric central heating. The flats at second and third floor levels (Flats 1 & 2) are heated by gas central heating.

No tests have been carried out on any of the services and we are unable to comment upon their condition or capacity.

6. TENANCIES:

The premises are subject to the following tenancies:

COMMERCIAL PREMISES

This is let to Gorgemead Limited on an effective full repairing and insuring lease, for a term of 10 years from 2 June 2017, at a rent of £21,250 per annum exclusive, which was subject to review on 2 June 2022, which was not implemented. The tenant is not required to contribute towards the cost of any works to the roof, if works to the roof put this in any better condition than they are in at the date of the lease, as evidence by a photographic schedule of condition.

FLAT 1

This is let on an assured shorthold tenancy, at a rent of £500 per month (£6,000 per annum).

FLAT 2

This is let on an assured shorthold tenancy, at a rent of £500 per month (£6,000 per annum).

FLAT 3

This is let on an assured shorthold tenancy, at a rent of £400 per month (£4,800 per annum).

FLAT 4

This is let on an assured shorthold tenancy, at a rent of £425 per month (£5,100 per annum).

The premises produce a current total income of £43,150 per annum.

7. TENURE:

We understand the property is freehold.

8. TERMS:

The premises are offered for sale, subject to the existing tenancies, at £650,000.

9. EPC'S

The premises have the following Energy Ratings:

Commercial Premises – D (80)

Flat 1 – C (76)

Flat 2 – C (75)

Flat 3 – E (52)

Flat 4 – E (50)

10. VIEWING AND FURTHER INFORMATION:

By appointment through the sole agents:

**STARKEYS
17 VICTORIA MEWS
MILL FIELD ROAD
COTTINGLEY BUSINESS PARK
COTTINGLEY, BINGLEY
BD16 1PY**

**ANDREW WARD MRICS
TEL:- 01274 307910**

12 January 2026

MISREPRESENTATION ACT 1967

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FINANCE ACT 1989

Unless otherwise stated all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.