

**TOWN CENTRE RETAIL / OFFICE PREMISES
48 OXFORD ROAD
GUISELEY
LEEDS**



- Situated on Oxford Road, close to Otley Road (A65)
- Multiple retailers situated nearby, including Morrisons Supermarket
- Ground floor 65m² (696 sq. ft.)
- Basement stores 55m² (591 sq. ft.)

TO LET £19,000 PER ANNUM

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

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 **RICS** Regulated by RICS

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48 OXFORD ROAD
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1. LOCATION:

The premises are situated on Oxford Road, close to its junction with Otley Road (A65), the road leading from Leeds through Horsforth, Rawdon and Guiseley and on towards Otley and Ilkley. Guiseley is a prosperous Leeds suburb and the premises are situated close to the main retailing area where several multiples are represented, including Morrisons. The property is situated close to Guiseley railway station.

2. GENERAL DESCRIPTION:

The premises provide a ground floor retail/office unit with basement stores. The ground floor has recently been refurbished to a shell specification, with a screeded floor, plastered and painted walls and ceilings, new shop fronts and new PVC double glazed windows to the rear. Off the main sales area is a disabled WC.

3. ACCOMMODATION:

The premises have the following approximate net internal floor areas:

BASEMENT

Cellar 1	13.38m ² (144 sq. ft.)
Cellar 2	22.41m ² (241 sq. ft.)
Cellar 3	19.14m ² (206 sq. ft.)
TOTAL BASEMENT FLOOR AREA	54.93M² (591 SQ. FT.)

GROUND FLOOR

Sales Area	47.84m ² (515 sq. ft.)
Disabled WC	
Sales Area	16.81m ² (181 sq. ft.)
TOTAL GROUND FLOOR AREA	64.65M² (696 SQ. FT.)

4. RATING:

The premises are currently assessed to include the upper floors and will require reassessment for rating purposes.

5. LEASE TERMS:

The premises are offered to let on an effective full repairing and insuring lease for a term to be agreed, at a rent of £19,000 per annum, exclusive of rates and other outgoings and payable quarterly in advance.

The ingoing tenant is to be responsible for the landlord's reasonable legal fees incurred in connection with the preparation of the lease.

6. EPC:

The property has an Energy Rating of C (67).

7. 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 J WARD MRICS
TEL:- 01274 307910**

Amended 27 July 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.