

TO LET

**SURFACED & SECURED STORAGE LAND
EXTENDING TO 0.63 ACRES
(APPROXIMATELY)**



HOLDER & CO
Property Consultants



**Ellar Ghyll, Bradford Road,
Otley, Leeds, LS21 3DN**

- Accessed directly from Bradford Rd (A6038)**
- 0.63 acres (approximately)**
- Surfaced and secure**
- Storage / trade counter outbuildings included**





LOCATION

The property is located fronting Bradford Road (A6038) between Otley and Menston. Otley Town Centre is 1.7 miles to the East and Leeds City Centre 13.1 miles to the south east.

DESCRIPTION

Access is directly off Bradford Road (A6038). The site extends to approximately 0.63 acres and provides secure hard standing / storage. There is a basic warehouse / storage building extending to 3,019 sq ft and a single storey former trade counter / office extending to 750 sq ft on site and included.



TERMS

The premises are available by way of a new lease at a rental of £43,000 pa plus VAT.

LEGAL COSTS

Each party to bear their own legal costs in the transaction

CONTACT

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SUBJECT TO CONTRACT