



Michael Steel & Co  
PROPERTY CONSULTANTS

**FOR SALE**

## **ATTRACTIVE INVESTMENT**

**60-62 OTLEY ROAD, GUISELEY, LEEDS,  
WEST YORKSHIRE, LS20 8AH**

60 Otley Road 55.70 m<sup>2</sup> (600 sq. ft)

62 Otley Road 55.70 m<sup>2</sup> (600 sq. ft)



- Fully let – gross income £46,900 pa
- Price £595,000
- Gross yield 7.88%
- VAT not applicable

Michael Steel & Co, 4 Carlton Court, Brown Lane West Leeds, LS12 6LT E: [info@michaelsteel.co.uk](mailto:info@michaelsteel.co.uk) W: [www.michaelsteel.co.uk](http://www.michaelsteel.co.uk)



For Enquiries call  
**0113 234 8999**



## Location

The property is in a well-established retail parade on Otley Road close to the traffic light junction with Oxford Road/Victoria Road. Otley Road is the principal shopping street in Guiseley and is the main road link between Leeds and Ilkley. There is some on street car parking but also free car parking close by in the Morrisons supermarket complex.



## Description

The property comprises two ground floor shop units and two upper floor duplex flats and is fully let and income producing.

## Accommodation

Description	M <sup>2</sup>	(sq. ft)
60 Otley Road retail sales	48.5	(523)
Rear staffroom/store	7.2	(77)
<b>Sub Total</b>	<b>55.7</b>	<b>(600)</b>
62 Otley Road retail sales	47.4	(510)
Rear storage staff area	8.3	(90)
<b>Sub Total</b>	<b>55.7</b>	<b>(600)</b>

Flat 60 – 2-beds, dining kitchen, lounge, bathroom

Flat 62 – 2-beds, dining kitchen, lounge, bathroom

## Tenancies

60 Otley Road is let to Paul Lister trading as Lister Blinds for 6 years from 11 January 2025 at £14,750 per annum.

62 Otley Road is let by way of a lease renewal to Robert Mitchell trading as Onward Brews for 5 years from 06 October 2023 at a rental of £14,750 per annum.

Flat 60 is let on an Assured Shorthold Tenancy at a rental of £8,700 per annum from 18 September 2025.

Flat 62 has been let from 17 December 2025 at a rental of £8,700 per annum.

The total gross income is £46,900 per annum.

## Services

We are advised the premises benefit from mains water, sewer drainage and electricity. However, no tests have been carried out on any of the services or appliances and therefore we are unable to comment as to their condition or capacity. The current electrical testing and fire safety certificates are available on request.

## Energy Performance Certificates

The property has the following EPC ratings: -

60 Otley Road – C (72)  
62 Otley Road – B (42)  
Flat 60 – E (47)  
Flat 62 – E (47)

## Price

£595,000.

## VAT

The price is not subject to VAT.

## Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

## Viewing/Enquiries

Strictly by appointment only with the sole agents: -

**Michael Steel & Co**  
**Richard Barker**  
**Ben Preston**

**Tel: 0113 234 8999**  
[richard@michaelsteel.co.uk](mailto:richard@michaelsteel.co.uk)  
[ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk)

**Our Ref: 3749/A/RB**  
**January 2026**

**Subject to Contract**



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**www.michaelsteel.co.uk**

**Michael Steel & Co** conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.