



holroyd miller

Commercial



FOR SALE

TOWN CENTRE RETAIL AND OFFICE BUILDING 12 CORPORATION STREET, DEWSBURY WF13 1QL

VICTORIAN 4 STOREY BUILDING LAST USED AS A BOOKMAKER'S SHOP, OFFICES AND STORES AMOUNTING TO 166M²/1,786FT² NET INTERNAL FLOOR SPACE LOCATED IN THE HEART OF THE TOWN CENTRE CLOSE TO THE MARKET.

OFFERS ARE INVITED ON £150,000

01924 299494

DESCRIPTION

A prominent town centre building comprising a ground level retail unit with office and storage accommodation across the upper 3 floors. The property was last used as a bookmakers and is now vacant and would suit a variety of occupiers (subject to any necessary consents). The premises amount to a net internal floor area across all four floors of 166m²/1,786ft²

LOCATION

The building stands in the town centre directly adjoining The Arcade which is a listed retail complex in the process of significant renovation. Corporation Street is a busy thoroughfare carrying both pedestrian and vehicular traffic through the town centre and the property is within 100 yards of Dewsbury Market and the Market Place together with surrounding pedestrianised thoroughfares.

Dewsbury is a market town within the Kirklees Metropolitan District centrally located within West Yorkshire well located for access to both the M1 and M62 motorways. Dewsbury stands on the main Trans Pennine rail route and is a stopping point for the express link between Manchester and Leeds with train times to Huddersfield being as little as nine minutes and Leeds twelve minutes.

ACCOMMODATION

ELEMENT	DESCRIPTION	SIZE
Ground Floor		
Shop	Main retail area. Aircon unit.	57.7m ² /621ft ²
Lobby & WC	Rear entrance and toilet	
First Floor		
Office	To front.	27.6m ² /297ft ²
Store	To rear. Gas central heating boiler	24.8m ² /267ft ²
Second Floor		
Kitchen	To front with fitted units.	16.6m ² /179ft ²
Store	To side.	11.9m ² /128ft ²
WC	Toilet and basin.	
Store	To rear.	13.5m ² /145ft ²
Attic		
Store	Over rear of the building	13.9m ² /150ft ²
NET AREA		166m ² /1786ft ²

BUSINESS RATES

The property is assessed for business rates based on a Rateable Values of £7,100. Business premises with rateable values at £12,000 or below can benefit from 100% small business rate relief, subject to the occupier's status. Please contact the office for further details.

SERVICES

All mains services are understood to be connected to the property and there is an air conditioning unit in the ground floor retail area and gas central heating to the first and second floors.



VAT

We are not aware of the property's VAT status.. All figures quoted are net of VAT.

PURCHASE PRICE

The freehold property is being offered to the market at Offers on £150,000

ENERGY PERFORMANCE

Please contact the office for further details.

VIEWING

By prior telephone appointment through the agents.
Contact: Commercial Department Tel: 01924 299494 (option3)
Email: commercial@holroydmiller.co.uk



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