

Wellington House
46 Wellington Road
Dewsbury
WF13 1HX

Rent: £16,000
per annum



SHOWROOM/STORAGE PREMISES

GIA 208.28m² (2,242ft²)

- Prominent main road position
- Good display frontage
- Loading to rear

DESCRIPTION

The property comprises a single storey showroom with workshop and stores which is suitable for a wide range of uses, including retail, salon, office or storage, subject to the potential occupiers requirements.

The property is offered to let by way of a new 2 year lease outside of the Landlord and Tenant Act and extends to approximately 2,242ft² on a gross internal basis.

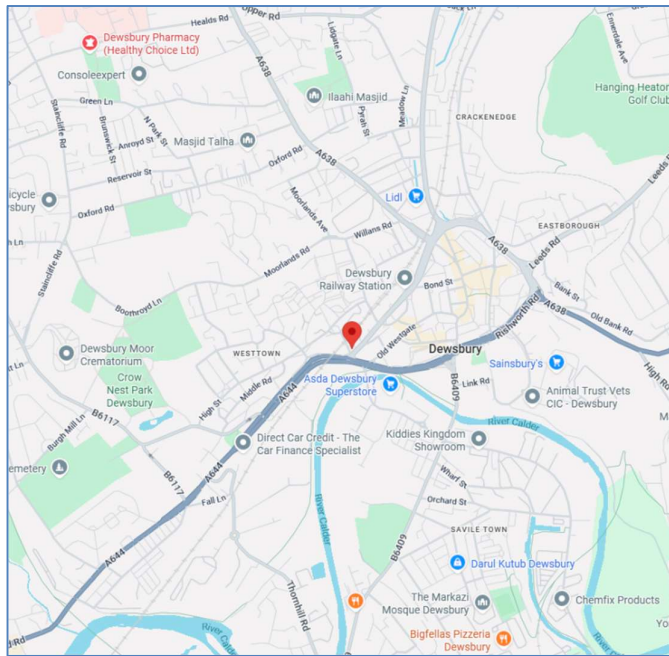
The property has good display frontage onto Wellington Road and loading to the rear.

LOCATION

The property is positioned on the edge of Dewsbury town centre fronting Wellington Road close to its junction with the A638 Wakefield Road.

It benefits from a high level of passing vehicular traffic leading into Dewsbury and is near to the town's railway station which connects with Leeds, Huddersfield and Manchester.

Dewsbury is well positioned for access to the M62 and M1 motorway networks.



ACCOMMODATION

GROUND FLOOR 208.28m² (2,242ft²)

Including:
Range of offices, stores & workspace

OUTSIDE

On-street car parking nearby and loading access to the side.

RENT

£16,000 per annum.

RATEABLE VALUE & UNIFORM BUSINESS RATE

£14,500

This will be charged back by the local Rating Office at the Uniform Business Rate of 55.5p (2025/26).

REFERENCES

Prospective Tenants are required to be referenced. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

VIEWING

Contact the Agents.

Jonathan Wilson

Jonathan.wilson@bramleys1.co.uk

LEASE TERMS

The property is offered by way of a new lease for a fixed term of 2 years to be excluded from the Landlord and Tenant Act 1954.

LEGAL COSTS

The incoming tenant will be responsible for the reasonable legal costs of the landlord.

VAT

VAT may be charged on the property or rent and we therefore recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING:

E Rating (valid until 27/3/2026)

bramleys.com/commercial

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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