



holroyd miller

Commercial



TO LET

FORMER EDUCATION CENTRE, IDEAL FOR A VARIETY OF USES
27 WESTGATE, DEWSBURY, WF13 1JQ

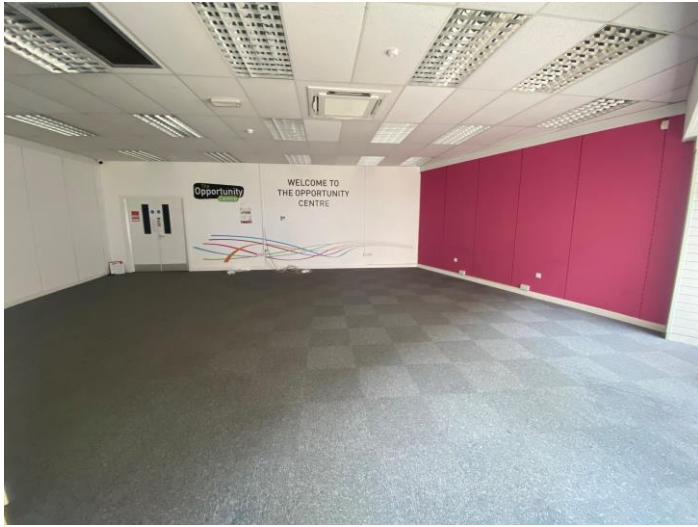
A GROUND FLOOR TOWN CENTRE UNIT ORIGINALLY USED FOR RETAIL AND MORE RECENTLY OCCUPIED AS AN EDUCATION CENTRE, AMOUNTING TO A GROSS AREA AT GROUND FLOOR OF 243.6 M² / 2,621 FT² TOGETHER WITH ADDITIONAL SECOND FLOOR STORAGE.

RENT £20,000 PER ANNUM + VAT

01924 299494

DESCRIPTION

The unit is a former ground floor retail area and last used as an education centre and has been partitioned internally to create 4 main areas and ancillary space including toilet. The ground floor has air conditioning and could be simply converted back to retail or would suit office and F.1 uses. (Subject to any necessary consents). In addition to the ground floor the rear service area gives access to the second floor where ancillary storage and staff facilities are available. The whole property which includes ground, first and second floor is available to let, please ask for details.



LOCATION

Situated within the Town Centre the premises are just a short distance from both the Market Place and The Princess of Wales Precinct and benefit from significant pedestrian and vehicular traffic. Nearby units on Westgate include The Halifax Bank and Ladbrokes.

Dewsbury is a market town within the Kirklees Metropolitan District centrally located within West Yorkshire with an estimated population in the 2011 Census of 62,945. The town is the second largest in Kirklees and the largest of the Heavy Woollen District and is 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 9 minutes and Leeds 12 minutes.

ACCOMMODATION

ELEMENT	DESCRIPTION	SIZE
Ground Floor	Once open retail space now separated into 4 main areas, one with kitchen facilities, together with side corridor and two W/C's	243.6m ² / 2,621ft ²

	one of which has an access suite fitted	
Second Floor	Accessed by way of rear stairs and comprising storerooms, kitchen, corridor, and WC.	121 m ² / 1,303 ft ²

SERVICES

The property has a security system and is heated and cooled by way of air conditioning units.

BUSINESS RATES

The property will need reassessing in due course. The standard rating multiplier for the year 2024/2025 is 54.6p in the pound (0.546). More information in respect of rates can be obtained from the appropriate Local Authority and the Valuation Office Agency website www.voa.gov.uk

VAT

The property is elected for VAT and all figures are quoted exclusive of VAT which will be charged at standard rate where appropriate.

PLANNING

The property's last use is likely to fall with class F.1 of the Use Classes Order. Interested parties should satisfy themselves that their proposed use is acceptable to the Local Authority, Kirklees. Call 01484 221000 and ask for Planning.

TERMS

A new lease is available on flexible terms at a rental of £20,000 pa plus VAT, with the tenant responsible for the interior of the premises and contributing to the maintenance of the building as a whole by way of a service charge. The tenant will be responsible for all outgoing and contributing to the cost of building insurance.

VIEWING

By prior telephone appointment through the agents. Please contact.

Jonathan Kidd 01924 299494 (option 3)

Email jonathan@holroydmiller.co.uk

ENERGY EFFICIENCY RATING

An EPC been obtained, and ground floor Energy Efficiency Rating is D/97 and Second floor Energy Efficiency Rating is E/124. A copy can be provided on request.



Holroyd Miller
4 & 6 Newstead Road
Wakefield
WF1 2DE
Tel: 01924 299494
info@holroydmiller.co.uk
www.holroydmiller.co.uk

Holroyd Miller on behalf of themselves, the sellers or lessors of this property give notice that these particulars are set out as a general outline only for guidance to intending buyers and lessees, they do not form any part of an offer or contract and whilst believed to be correct parties are recommended to satisfy themselves as to their accuracy. The sellers, lessors, and Holroyd Miller or any other person in their employment, cannot make or give 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.