



holroyd miller

Commercial



FOR SALE

RETAIL AND OFFICE BLOCK IDEAL FOR A VARIETY OF USES 25/27 WESTGATE DEWSBURY WF13 1JQ

A THREE STOREY TOWN CENTRE BUILDING AMOUNTING TO 648.4M²/6976FT² AND COMPRISING A GROUND FLOOR UNIT LAST OCCUPIED AS AN EDUCATION CENTRE AND PREVIOUSLY USED FOR RETAIL. TOGETHER WITH SEPARATELY ACCESSED FIRST FLOOR OFFICES AND SECOND FLOOR STORAGE.

OIRO £350,000 PLUS VAT

01924 299494

DESCRIPTION

A large three storey building which is being offered For Sale with the benefit of vacant possession. The property is made up of a ground floor former retail unit and was last used as an education centre and is partitioned and fitted out as such. The first floor comprises good quality office space which is open plan in the main with some private offices towards the rear. Both the ground and first floors have the benefit of air conditioning and the services are split. The second floor is storage space to the rear, which has been used as in conjunction with the ground floor space with the front section comprising office space last used with the first floor.

LOCATION

Situated within the Town Centre the building is just a short distance from both the Market Place and The Princess of Wales Precinct and benefits 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 WC's one of which has an access suite fitted	243.6m ² /2,621ft ²
First Floor	Mainly open plan space with glazed interview office, manager's office and ancillary offices partitioned off from the main space with kitchen and WC's to the rear.	202.8m ² /2,182ft ²
Second Floor	Storage to rear, office to front with kitchen and WC	202m ² /2173ft ²
TOTAL		648.4m²/6976ft²

SERVICES

The ground and first floors of the property are heated and cooled by way of air conditioning units.

PLANNING

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

RATES

The property has a rateable value of £22,750. The standard rating multiplier for the year 2023/2024 is 51.2p (0.512). The small business multiplier is 49.9p in the pound (0.499). 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.

PURCHASE PRICE

Offers are invited in the region of £350,000 for the freehold interest.

VIEWING

By appointment through our office.

ENQUIRIES

Please contact.
Lucy Hicken 01924 299494 (option 3)
email lucyh@holroydmiller.co.uk

ENERGY EFFICIENCY RATING

There are three EPC's available.
Ground floor Energy Efficiency Rating D/97
First Floor Energy Efficiency Rating is D/99
Second floor Energy Efficiency Rating is E/124.
A copy can be provided on request.



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