

WHARFEDALE PROPERTY CO.

FOR SALE/TO LET

Retail and Office Premises

3 Westgate, Dewsbury. WF13 1JF



2,256 sq ft

- Prominent town centre location
- Situated over three floors
- Security shutters
- EPC Rating – C(67)

Tel. 01924 476496 www.wharfedaleproperty.co.uk

Email: info@wharfedaleproperty.co.uk

Wharfedale House, Smithies Lane, Birstall. WF17 9HR.

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LOCATION

The property is situated in Dewsbury town centre close to the pedestrianised market place. The Princess of Wales shopping precinct is nearby. Westgate is a continuation of Northgate and leads into Church Street where it intersects with Daisy Hill.

DESCRIPTION

The property comprises a ground floor retail unit with upper floor accommodation. The ground floor has been fitted out with security shutters and suspended ceiling. The upper floor accommodation has previously been utilised for ancillary retail purposes although now provides staff facilities and office.

ACCOMMODATION

The following floor area is provided: **2,256 sq ft**

TERMS

Available on a new full repairing and insuring lease, for a term of years to be agreed.

TO RENT

£14,000 + VAT per annum

FOR SALE

£155,000 + VAT

BUILDING INSURANCE

The premium for the whole of 2019 is £395.

BUSINESS RATES

The business rates are paid direct to the charging authority. We are verbally advised that the premises are assessed for rating purposes at RV: £14,000. The current Uniform Business rate for 2019//2020 is 49.3 p.

LEGAL COSTS

The ingoing tenant is to be responsible for the reasonable legal costs of both parties incurred in this transaction.

VIEWING ARRANGEMENTS

Mark Connors	Wharfedale	01924 476496
Alec Michael	Michael Steel	0113 234 8999

Misrepresentation Act 1967

Important Notice: Whilst every care has been taken to ensure accuracy, the contents of this literature do not form part of or constitute a representation or warranty, and should be treated as a guide only. For accurate details the interested party is advised to consult the selling agents and or satisfy themselves by inspection.

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