

ALL ENQUIRIES Wharfedale Property

Wellington House, 46 Wellington Road, Dewsbury, WF13 1HX

Highly Prominent 'Class E' Retail / Showroom / Trade Counter Unit



2,368 ft² (220 m²)

Rent / Price: On Application

- High profile single storey showroom with ancillary workshop / storage accommodation
- Benefiting from substantial prominence to A638 Dewsbury Ring Road
- Potential to be newly refurbished including new LED lights and decoration throughout
- EPC Rating: E (122) – to be updated following refurbishment

www.wharfedaleproperty.co.uk
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01924 476496

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Location

The Property is situated on the intersection of Dewsbury Ring Road (A638) and Webster Hill (A644) and benefits from outstanding frontage to both main arterial highways. Dewsbury Train Station is located less than 100 yards from the Property.

Dewsbury stands in the heart of the Heavy Woollen District of West Yorkshire and provides fantastic connections to the surrounding towns of Batley, Heckmondwike, Mirfield and Cleckheaton. Junction 27 of the M62 is situated c.3 miles to the West, with Junction 40 of the M1 situated just 3.7 miles to the East.

Description

The Property comprises a prominently located Retail Showroom with ancillary workshop / storage accommodation served by roller shutter access from George Street. Suitable for a variety of uses subject to planning. It is understood that the Property benefits from the current Use Class 'E' classification.

Terms

Available by way of a Freehold purchase or a new tenant's fully repairing and insuring lease, for a term of years to be agreed, incorporating periodic rent reviews where applicable.

Legal Costs

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

VAT

All rents and figures are quoted exclusive of VAT. In this instance, VAT is chargeable.

Business Rates

Shop & Premises: £14,500 Rateable Value

The tenant is to be responsible for payment of business rates direct to the relevant Charging Authority.

Accommodation

Measured on a Gross Internal Area basis, the units extend to approximately 2,368 ft² (220 m²) as a whole.



Viewing

Strictly by appointment only, contact:

Wharfedale Property	Joe Oade	01924 476 496
Wharfedale Property	Hannah Robinson	01924 476 496

Subject to Contract

Misrepresentation Act 1967 Important Notice: 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 landlord / agents and or satisfy themselves by inspection. Misrepresentation Act 1967. This brochure and description therein do not form any part of a contract, and while every effort has been made to ensure accuracy, this cannot be guaranteed.

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