

TO LET PRIME RETAIL UNIT



30 CHURCH STREET, DEWSBURY, WF13 1LB

LOCATION

Dewsbury is a market town in West Yorkshire, some 9 miles to the south of Leeds, 5 miles north east of Huddersfield, 6 miles west of Wakefield, 4 miles south west of J25 of the M62 motorway and 3 miles west of J40 of the M1.

There are estimated to be 86,500 persons living within 10 minutes drive of the town.

SITUATION

The shop has a prominent location at the junction of South Street and Church Street, adjoining the town's main bus station and directly opposite the Prince of Wales Shopping Centre.

DESCRIPTION

Ground floor sales and storage accommodation with the advantage of a shared car parking area for up to 14 vehicles.

ACCOMMODATION

The property has the following approximate dimensions and areas:-

GF Sales	319.67 sq.m	3,441 sq.ft
GF Storage	61.31 sq.m	660 sq.ft.
Upper Floors*	662.00 sq.m	7,126 sq.ft

*The upper floors can be made available if required.

LEASE TERMS

The shop is available on a new full repairing and insuring lease for a term of years to be negotiated subject to regular rent reviews.

RENTAL

Offers in the region of **£45,000 per annum exclusive**.

RATES

We understand the property is assessed as follows:-

Rateable Value	£26,250
Rates Payable	£13,230

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band D (83). A copy of the EPC is available on request.

LEGAL COSTS / VAT

Each party to be responsible for their own legal costs incurred in the transaction.

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

FURTHER INFORMATION/VIEWING

Via the joint agents:-

Brackenridge Hanson Tate

Att: Robin Hanson
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Subject to Contract
May 2019

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Misrepresentation Act

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