

# FOR SALE

## RETAIL UNITS & UPPER FLOORS



### 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 building stands at the junction of Church Street and South Street, less than fifty yards from the bus station to the west and directly opposite the Princess of Wales Shopping Centre to the east. Not only is this one of the busiest pedestrian thoroughfares in the town, it is also a busy vehicular intersection. The Princess of Wales Shopping Centre is the prime retail development in Dewsbury and is home to a number of national retailers.

#### DESCRIPTION

30 Church Street is a prime town centre detached building comprising two retail units at ground floor, the larger of which is available with vacant possession, together with a smaller unit which is let to CeX. The upper floors were last occupied commercially as a gym and are also available with vacant possession and would suit a variety of uses or conversion to residential, subject to any necessary consents.

#### ACCOMMODATION

Vacant unit	381 sq.m.	4,101 sq.ft.
CeX unit	75 sq.m.	807 sq.ft.
First Floor former gym	408 sq.m.	4,386 sq.ft.
Second Floor	191 sq.m.	2,055 sq.ft.
<b>TOTAL</b>	<b>1,055 sq.m.</b>	<b>11,349 sq.ft.</b>

#### TENANCIES

The element of the ground floor known as 30 South Street is let to CeX for 10 years from 4<sup>th</sup> February 2020, subject to a tenant only break and/or rent review at the end of the 5<sup>th</sup> year, at a rent of £15,500 pax on an effective full repairing and insuring basis. Full details of the lease are available upon request.

Whilst Heron Foods occupy the remainder of the ground floor, their occupancy is only temporary and vacant possession can be obtained as required.

#### THE SITE

There is a car park to the west of the building with 11 parking spaces.



Tel: 0113 244 9020 / [www.bht.uk.com](http://www.bht.uk.com)

#### TERMS

The freehold is available at a price of **£550,000**.

#### RATES

There are various rating assessments which we understand relate to the site and we have listed these below.

Vacant Retail Unit	RV - £25,000
CeX Unit	RV - £ 9,500
Upper Floors	RV - £25,250
Car Park combined	RV - £ 6,600

Interested parties are advised to make their own enquiries with the Local Rating Authority to verify the accuracy of the above.

#### ENERGY PERFORMANCE CERTIFICATE

There are 3 Energy Performance Certificates for the building, all at Band E or above. Full details can be obtained upon request.

#### LEGAL COSTS

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

#### VAT

We understand the property is not presently elected for VAT, however the own reserves the right to charge VAT should they choose to so so. All figures quoted are net of VAT.

#### FURTHER INFORMATION/VIEWING

Via the joint agents:-

**Brackenridge Hanson Tate**      **Holroyd Miller**

Att: Robin Hanson

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Email: robin@bht.uk.com

Att: Jonathan Kidd

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Subject to Contract  
Oct 2020

#### Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.