

**FOR SALE or TO LET (with potential Investment opportunity)**  
**4,365 sq ft – 5,372 sq ft**

**24-28 South Street**  
**Dewsbury**  
**West Yorkshire WF13 1JS**



### SUMMARY

- Single storey showroom/shop premises
- Opposite Dewsbury Bus Station in central location
- Rear car park with up to 37 car spaces
- Rear service yard and rear servicing
- Flexibility of size – 4,373 sq ft to 5,381 sq ft
- Class E retail/restaurant – other uses may be considered
- Leasehold or Freehold offers considered (with potential to purchase freehold investment of whole block)

### LOCATION

The unit is located opposite Dewsbury Bus Station on South Street, in the centre of Dewsbury and close to Princess of Wales Shopping Precinct.

### DESCRIPTION

A single storey retail showroom with ancillary space, serviced by a rear service yard. Car parking is also available to the rear.

The unit has been partitioned off from an adjoining vacant area by way of a stud wall, which can be taken down to combine with the main showroom to provide around 5,381 sq ft in total.

### ACCOMMODATION

The property is arranged as follows:

Ground Floor Retail	3,659 sq ft (340 sq m)
Ground Floor ancillary	706 sq ft (65 sq m)
<b>Total</b>	<b>4,365 sq ft (405 sq m)</b>

Adjoining vacant space	1,007 sq ft (94 sq m)
<b>Total potential space</b>	<b>5,372 sq ft (499 sq m)</b>

### TENURE & TERMS

The unit is available by way of a new lease or consideration will be given to the sale of the freehold interest (with vacant possession) on the main unit or combined with the adjoining space.

Consideration may also be given to the sale of the freehold investment in the whole block (including the adjoining shops and rear car park), subject to the current tenancies.

The new lease is to be for a term to be agreed, subject to upward only rent reviews at the end of each 5<sup>th</sup> year.

Rent, sale price and tenancy information are available upon application.

### PLANNING

The property currently benefits from planning permission for Class E (retail or restaurant) use.

Other uses may be considered suitable, subject to planning permission.

### RATING ASSESSMENT

We are advised that the property has been delisted from the current rating list.

All interested parties are to make their own enquiries with the local Valuation Office.

### ENERGY PERFORMANCE CERTIFICATE (EPC)

The premises have an EPC Rating of B (49). A copy of the EPC can be made available upon request.

### VAT

We understand that the property is elected for VAT. All figures quoted are exclusive of VAT.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction

### CONTACT

**Pudney Shuttleworth, Leeds**

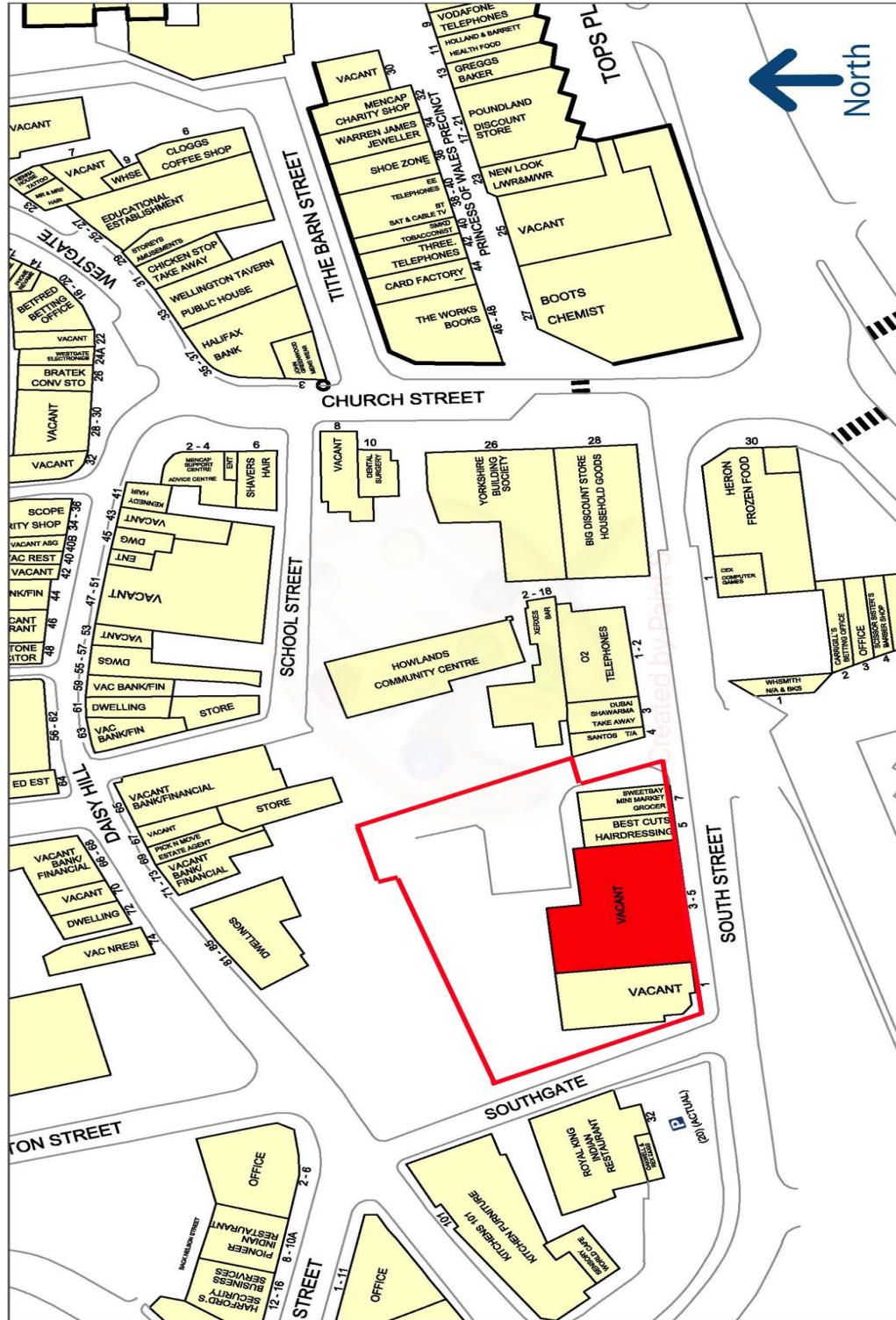
Contact: Michael Pudney  
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**SUBJECT TO CONTRACT**

**15.07.2021**



Dewsbury



Experian Goad Plan Created: 13/07/2021  
 Created By: Pudney Shuttleworth

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