



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE/TO LET

**TOWN CENTRE OFFICES
WITH POTENTIAL FOR
ALTERNATIVE USES (STP)**

37-39 UNION STREET, DEWSBURY, WF13 1AS

192.15m² (2,027 sq ft)



- Prominent two storey offices
- Suitable for alternative uses (STP)
- May divide (and separate accesses to self contained floors)

0113 2348999

Location

The premises are prominently located at the junction of Union Street and Croft Street in Dewsbury town centre close to the new Dewsbury College campus, the main retail areas of the town and within walking distance of the bus and railway stations.

Dewsbury is approximately 10 miles south west of Leeds and 9 miles north east of Huddersfield within easy access of junction 40 of the M1 or junction 28 of the M62.

Description

The premises comprise a two storey stone building with timber and glazed shop facade. The ground floor and first floor have separate entrances and there is both pay and display on and off street car parking nearby.

Accommodation

The ground and first floor sections of the property have separate accesses. The ground floor has glazed showroom style frontage.

The accommodation is partitioned to form a series of private and general offices with kitchen and WCs.

The property has the following net internal floor areas:-

Ground floor	90.79m ² (936 sq ft)
First floor	101.36m ² (1,091 sq ft)
Total Net Internal Floor Area	192.15m² (2,027 sq ft)

Services

Mains electricity, gas, water and drainage are connected to the property. The property has electrical and fluorescent lighting installations, central heating pipes and radiators. These services and installations have not been tested and prospective purchasers must satisfy themselves with regard to condition and capacity.

Energy Performance Certificate

Available on application.

Rating

We are advised the premises are currently assessed for rating purposes as follows:-

Ground Floor Shop & Premises	RV £7,500
First Floor Offices & Premises	RV £5,900

The National Uniform Business Rate for 2020/21 being 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Prospective purchasers/tenants should satisfy themselves with regard to all rating and planning matters directly with the local authority, Kirklees MC Tel: 01484 221000.

Tenure

Freehold.

Terms

The property is available at offers in the region of £120,000.

Applications to lease at a rent of £12,000 per annum by way of a tenants full repairing and insuring lease for a term to be agreed, will be considered.

Applications to let individual floors of the property will be considered.

VAT

All rents and prices are quoted exclusive of VAT (if applicable).

Legal Costs

Each party to be responsible for their own legal costs incurred in connection with a transaction. costs.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Andrew Steel
Ben Preston

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ben@michaelsteel.co.uk

Our Ref: 1546/A/S
November 2020

Subject to Contract



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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.