



Michael Steel & Co  
PROPERTY CONSULTANTS

**FOR SALE/TO LET**

# **PROMINENT SHOWROOM/TRADE COUNTER UNIT**

**WELLINGTON HOUSE, 46 WELLINGTON ROAD,  
DEWSBURY, WEST YORKSHIRE WF13 1HX**

220m<sup>2</sup> (2,368 sq ft)



- Highly prominent showroom/storage with workshop fronting A638 Dewsbury ring road
- Close to Dewsbury Town Centre and railway station
- Available immediately for occupation

**0113 2348999**

## Location

The property is located at the intersection of Dewsbury ring road (A638) and Webster Hill (A644). Dewsbury railway station is within 100 meters of the property.

Dewsbury is in the heart of the Heavy Woollen District of West Yorkshire and provides good connections to the surrounding towns of Batley, Heckmondwike, Mirfield and Cleckheaton. Junction 27 at the M62 is approximately 3 miles to the west, junction 40 of the M1 is approximately 3.7 miles to the east.

## Description

The property combines a highly prominent retail showroom with an ancillary workshop/storage which has a roller shutter to access from George Street. The current use class of the property is E.

## Accommodation

Currently the property has a showroom, storeroom, workshop, staff kitchen and WC facilities. The frontage has security roller shutters to the front.



**Gross Internal Floor Area** 220m<sup>2</sup> (2,368 sq ft)

## Services

We are advised the premises benefit from mains water, sewer drainage and electricity.. However, no tests have been carried out on any of the services or appliances and therefore we are unable to comment as to their condition or capacity.

## Non Domestic Rating

We are informed by the Valuation Office website the premises have a rateable value of £14,500. The national uniform business rate in the £ for 2023/2024 is 49.9p.

Prospective purchases/tenants should satisfy themselves with regards to all rating and planning matters direct with the local authority Kirklees Metropolitan Council (01484 221 814).

## Energy Performance Certificate

Rating of: - E (122)

## Tenure

We are advised the premises are freehold and vacant possession is immediately available.

## Lease Term

the premises are offered by way of a new lease for a minimum term of 5 years or longer incorporating 3 yearly rent reviews.

## Rent

£24,000 per annum exclusive.

The rent is payable monthly or quarterly in advance.

## Price

Offers in the region of £300,000.

## VAT

All prices and rents are quoted exclusive of VAT.

## Anti Money Laundering Regulations

Evidence of identity and the source of funding will be required from the successful offeree prior to instructing solicitors.

## Viewing/Enquiries

Strictly by appointment only with the joint sole agents: -

**Michael Steel & Co**  
Alec Michael  
Ben Preston

Tel: 0113 234 8999  
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[ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk)

**Eddisons**  
Matthew Jennings

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**Our Ref: 3498/A/M**  
March 2024

**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.