



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

**WORKSHOP/COMMERCIAL
BUILDING**

CENTRAL STREET, DEWSBURY, WF13 2LZ

150m² (1,628 sq. ft)



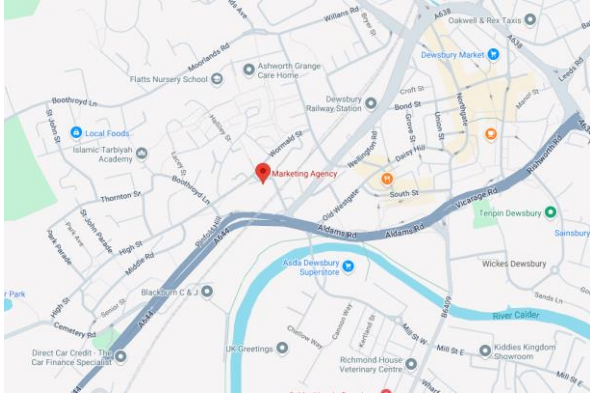
- Two storey former factory / workshop premises
- Prominent & accessible location close to Dewsbury town centre and train station
- Suitable for a variety of uses (Subject to planning)

0113 2348999

Location

The property benefits from a prominent frontage to Central Street only a short distance to the south west of Dewsbury town centre. Central Street, which leads into Wormold Street and High Street, links Ashworth Road (leading to Dewsbury town centre) with Heckmondwike town centre (via Heckmondwike Road/Walkley Lane).

The property location provides good access to the majority of main arterial routes serving the north Kirklees area with nearby occupiers including Kirklees MC, Daw Green contracts and Dewsbury Evangelical Church. Access to the motorway network with junctions 25 and 28 of the M62 and junction 40 of the M1 within a five mile radius to the west, north east and east respectively.



Description

The premises comprise a brick built, 2 storey former butchers premises under a pitched tiled roof. The property benefits from a ground floor loading door secured with a manually operated roller shutter.

Internally the property is predominantly of an open plan layout with partitioned stores / workspace.

Accommodation

Ground Floor	75.33 m ² (814 sq. ft)
First Floor	75.33 m ² (814 sq. ft)
Gross Internal Floor Area	150.66m² (1,628 sq. ft)

Services

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

Rating

We are advised by the Valuation Office website the premises are assessed as follows:-

Central Street Dewsbury £4,350

The National Uniform Business Rate for 2025/26 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Planning

The subject premises have most recently been used as a butchers and ancillary.

Prospective purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Kirklees MC Tel: 01484 221000.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

Energy Performance Certificate

An energy performance certificate is available upon request

Tenure

The property is held by a long leasehold for a period of 99 years from July 1953.

Price

Offers in the region of £55,000 (for the leasehold interest)

VAT

The price is quoted exclusive of VAT, if applicable.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Andrew Steel
Ben Preston

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Our Ref: 3611/A/S
Updated March 2025

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.