



Michael Steel & Co  
PROPERTY CONSULTANTS

**FOR SALE**

**OFFICE/COMMERCIAL BUILDING  
WITH SEPARATE FORMER  
LEISURE/BAR PREMISES**

**21 WELLINGTON ROAD & 5 WELLINGTON STREET,  
DEWSBURY, WEST YORKSHIRE, WF13 1HL**

311m<sup>2</sup> (3,344 sq. ft)



- Three storey Grade II office building suitable for ongoing commercial use or redevelopment (subject to planning)
- Conveniently located opposite Dewsbury train station providing excellent links to Leeds & Manchester
- Includes self contained former leisure/bar premises & immediately available for occupation

***\*Price Reduced – seeking offers in the region of £180,000\****

**0113 2348999**

## Location

The premises are situated on Wellington Road, only a short distance off Dewsbury ring road and close to Dewsbury train station. Dewsbury train station provides excellent train links to Leeds, Huddersfield and Manchester.

The smaller section is situated on Wellington Street between Daisy Hill/Dewsbury town centre and Dewsbury ring road. Dewsbury ring road provide access to the A644 Huddersfield Road, A652 Bradford Road – which leads to Red Brick Mill – A653 Leeds Road and the A638 Wakefield Road all providing access throughout the Heavy Woollen//North Kirklees District.

## Description

21 Wellington Road comprises a three storey Grade II Listed office building. 5 Wellington Street is a two storey former bar/leisure premises with the potential to connect the premises.

## Accommodation

21 Wellington Road



Second floor	63.49m <sup>2</sup> (683 sq. ft)
First floor	64.06m <sup>2</sup> (690 sq. ft)
Ground floor	36.77m <sup>2</sup> (396 sq. ft)

5 Wellington Street

First floor	88.5m <sup>2</sup> (953 sq. ft)
Ground floor	57.84m <sup>2</sup> (623 sq. ft)



**Gross Internal Floor Area** 311m<sup>2</sup> (3,344 sq. ft)

## Services

The premises benefit from mains water, sewer drainage and electricity along with independent lighting and heating. However no tests have been carried out on any of the aforementioned services or appliances 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:-

21 Wellington Road	RV £7,900
5 Wellington Street	RV £3,350

The National Uniform Business Rate for 2024/25 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

## Planning

The subject premises (which are part Grade II Listed) have most recently been used as either an office or as a bar/leisure though could be suitable for a variety of office, commercial, leisure or conversion for residential (STP).

Many of the buildings immediately adjacent on Dewsbury ring road and Wellington Road have been or are in the process of being converted to residential.

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

EPC rating D (82).

## Price

Reduced to offers in the region of £180,000.

## VAT

The price is quoted exclusive of VAT, where applicable.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

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

Tel: 0113 234 8999  
[alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk)  
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Our Ref: 3418/A/M  
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Subject to Contract



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Michael Steel & Co conditions under which particulars are issued

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