



Michael Steel & Co  
PROPERTY CONSULTANTS

On the instructions of Wharfedale Ltd

**FOR SALE**

**PROMINENTLY LOCATED  
RETAIL/COMMERCIAL  
PROPERTY**

**3 WESTGATE, DEWSBURY,  
WEST YORKSHIRE, WF13 1JF**

210 m<sup>2</sup> (2,256 sq ft)



- Prominent town centre retail property just off prime adjacent Specsavers
- Suitable for a variety of retail and commercial uses subject to planning
- Benefitting from useful upper floor accommodation presently used as stores/offices

**0113 2348999**

## Location

The property is situated in Dewsbury town centre close to the pedestrianised market place. The Princess of Wales shopping precinct is nearby with occupiers including Boots and New Look.

Westgate is a continuation of Northgate and leads into Church Street where it intersects with Daisy Hill. The adjoining occupiers include Kids Connection, Head Hunters, Louby's Lunchbox and opposite Specsavers and Fashion Direct.

## Description

The property comprises a ground floor retail/commercial unit with upper floor accommodation. The ground floor has been fitted out with security shutters and suspended ceiling. The upper floor accommodation has previously been utilised for ancillary retail purposes although now provides staff facilities and office/storage space.



## Accommodation

Description	M <sup>2</sup>	(sq ft)
Ground floor shop with large display window	85.39	(919)
Benefitting from internal partitioning to create disabled toilet along with security shutters		
First floor office space (3 rooms)	59.58	(641)
Second floor kitchen & WC together with 4 offices	64.63	(696)
<b>Total Net Internal Floor Area</b>	<b>209.61</b>	<b>(2,256)</b>

## Services

We understand 3 Westgate benefits from mains water, sewer drainage and electricity in addition to independent appliances including lighting and wall mounted electric heaters (to part). 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.

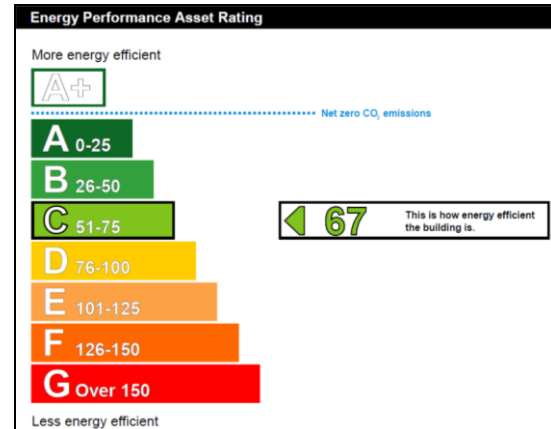
## Rating

Through our enquiries of the Valuation Office the premises have the following business rates:-

Shop & Premises RV £14,000

The National Uniform Business Rate for 2019/20 is 49.3p in the £, ignoring transitional phasing relief and allowances to small businesses.

## Energy Performance Certificate



## Vacant Possession

The property is offered with vacant possession.

## Price

Seeking offers in the region of £147,500.

## VAT

All prices are quoted exclusive of VAT and to be charged if applicable

## Legal Costs

Each party to be responsible for their own legal costs in the completing of the Lease

## 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)  
[ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk)

Our Ref: 2222/A/M  
Updated May 2019

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.