

**FOR SALE /
TO LET**

Wharfedale Property

Unit 2 Bryer Street, Dewsbury WF13 2AA

Rare Former Vehicle Repair Workshop / Storage Premises with Yard



3,709 ft² (344.53 m²)

Rent / Price: On Application

- Suitable for a variety of Workshop, Storage and Office uses
- Multiple refurbishment options available to suit the ingoing Tenants requirements
- Easily accessible from Dewsbury Ring Road and Dewsbury Town Centre
- EPC Rating – B (35)

www.wharfedaleproperty.co.uk
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01924 476496

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Location

Unit 2 is situated on Bryer Street, which is accessed directly from Halifax Road (A638), one of the main arterial routes serving Dewsbury Town Centre. This location provides for convenient access to the major arterial routes serving North Kirklees, whilst Dewsbury town centre is within walking distance.

Description

The property comprises a former workshop / factory of brickwork construction under 4no. bays of pitched slate roofs arranged two principal levels, both with yard level access.

The accommodation is either for sale on an 'as is' basis, or is set to undergo a detailed refurbishment, which can be tailored to suits the incoming Tenants requirements, and includes decoration throughout, new electrics (with socket layouts TBC), LED lighting, roller door services, uPVC double glazed windows, kitchenette and toilet facilities. The unit benefits from its own self contained yards and car parking facilities to the front and rear.

Terms

Available by way of a new tenant's fully repairing and insuring lease, for a term of years to be agreed, incorporating periodic rent reviews where applicable.

Services

Electricity, water and drainage are connected to the property.

Rent / Price

On Application. All figures are quoted exclusive of VAT. In this instance, VAT is chargeable.

Legal Costs

The ingoing tenant is to be responsible for both parties' legal costs incurred in the transaction.

An in-house tenancy agreement can be utilised to minimise the legal costs incurred in the transaction if a Leasehold deal is agreed.

Business Rates

Vehicle Repair Workshop & Premises: £9,100 Rateable Value

The unit is eligible for Small Business Rate Relief subject to qualification.

The tenant / purchaser is to be responsible for payment of business rates direct to the relevant Charging Authority.

Buildings Insurance

Figures can be provided upon request.

Accommodation

Measured on a Gross Internal Area basis, the units extend to approximately 3,709 ft² (344.53 m²) as a whole.

Viewing

Strictly by appointment only, contact:

Wharfedale Property | Joe Oade | 01924 476 496

Subject to Contract

Misrepresentation Act 1967 Important Notice: Important Notice: Whilst every care has been taken to ensure accuracy, the contents of this literature do not form part of or constitute a representation or warranty and should be treated as a guide only. For accurate details the interested party is advised to consult the landlord / agents and or satisfy themselves by inspection. Misrepresentation Act 1967. This brochure and description therein do not form any part of a contract, and while every effort has been made to ensure accuracy, this cannot be guaranteed.

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