



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

TOWN CENTRE PROFESSIONAL OFFICES

**27 UNION STREET,
DEWSBURY, WF13 1BA**

309 m² (3,330 sq ft)



- Town centre offices located in a prominent corner position
- Long established professional premises
- On and off street parking nearby with vacant possession immediately available

0113 2348999

Location

The premises are prominently on the junction of Union Street and Bond Street in Dewsbury town centre close to the main retail areas and within walking distance of the bus and train stations.

Dewsbury is approximately 10 miles south west of Leeds and 9 miles north east of Huddersfield. Access to the town is via Junction 40 of the M1 or Junction 28 of the M62.

Description

The premises comprise a three storey stone building together with basement beneath a pitched slate covered roof.

Nearby there is both pay and display on and off street parking.

Accommodation

The ground floor comprises office accommodation, communal areas, storage, male and female WC's and kitchenette. There are suspended ceilings incorporating inset fluorescent lighting and the premises are heated by way of wall mounted electric storage heaters. The stairs lead to a communal area on the first floor together with a range of cellular offices. There are further cellular offices on the second floor. Storage space is provided in the basement.

	m ²	(sq ft)
Ground floor lobby entrance	15.57	(168)
Ground floor office	64.64	(696)
Ground floor store	4.98	(54)
Ground floor kitchen	4.89	(53)
First floor offices	87.83	(945)
Second floor offices	86.85	(934)
Basement storage	44.62	(480)
Total Net Internal Area	309.38	(3,330)

Services

The premises benefit from all main services along with an intruder alarm, fluorescent lighting and electrical storage heating. However, no tests have been carried out of any of the appliances or

services and therefore we are unable to comment as to their condition or capacity.

Energy Performance Certificate (EPC)

An Energy Performance Certificate (EPC) will be available on request.

Rating

We are advised by Kirklees Metropolitan District Council that the premises are assessed at £12,500 as office & premises.

The National Uniform Business Rate for 2011/12 is 43.3p in the £, ignoring transitional phasing relief and allowances to small businesses. Businesses with assessments at or below £17,999 benefit from relief at 42.6p in the £.

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

Price

Offers in the region of £195,000

VAT

All prices quoted are exclusive of VAT, if applicable.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Richard Barker

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Our Ref: 0644/A/M
July 2011

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.