



Michael Steel & Co
PROPERTY CONSULTANTS

On the instructions of Wharfedale Finance Co

FOR SALE

TOWN CENTRE RETAIL INVESTMENT

3 WESTGATE, DEWSBURY,
WEST YORKSHIRE. WF13 1JF

210 m² (2,256 sq ft)



- Prominent town centre retail property just off prime adjacent Specsavers
- Occupied since 2009 by Sevacare (UK) Ltd with turnover of £59m
- Benefitting from useful upper floor accommodation presently used as stores

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 are Specsavers and Fashion Direct.

Description

The property comprises a ground floor retail 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 space.

Accommodation

Description	M ²	(sq ft)
Ground floor shop with large display window	85.39	(919)
Ground floor – large disabled toilet installed		
First floor office space (3 rooms)	59.58	(641)
Second floor kitchen & WC together with 4 offices	64.63	(696)
Total Net Internal Floor Area	209.61	(2,256)

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.

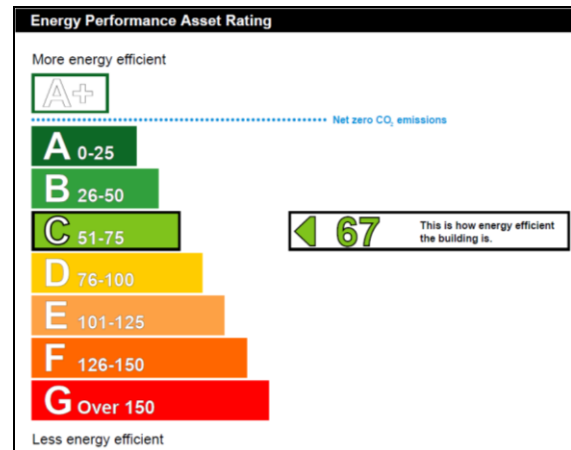
Rating

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

Shop & Premises RV £19,250

The National Uniform Business Rate for 2016/17 is 49.7p in the £, ignoring transitional phasing relief and allowances to small businesses.

Energy Performance Certificate



Lease Terms

Sevacare (UK) Ltd (company number 03615347) initially occupied the building by way of a 6 year lease from 2009. They agreed a 12 month renewal from 03 December 2015 with a rent of £12,000 per annum exclusive and are presently holding on the basis of the terms agreed.

Sevacare (UK) Ltd are Wolverhampton based and involved in the providing of home care services. Their latest accounts show an increased turnover (for year ending August 2015) of £59.1m (up from £54.5m) with a net profit of £1.02m.

Price

Seeking offers in the region of £175,000.

VAT

All rents and 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 conveyance.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Richard Barker

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Our Ref: 2222/A/M
September 2016

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.