



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**FOR SALE**

**PROMINENTLY LOCATED  
COMMERCIAL BUILDING/  
REDEVELOPMENT OPPORTUNITY**

**'THE OLD LIBRARY, WELLINGTON ROAD,  
DEWSBURY, WEST YORKSHIRE, WF13 1HN**

781m<sup>2</sup> (8,406 sq. ft) or thereabouts (gross)



- Imposing Grade II Listed former library building suitable for a variety of uses (STP)
- Well located off Wellington Road close to Dewsbury train station and junction with the extremely busy A644 Huddersfield Road
- Redevelopment potential for various uses including residential, quasi retail, commercial and/or educational subject to planning

**0113 2348999**

## Location

The Old Library is situated just off Dewsbury ring road/Wellington Road between Dewsbury Medical Centre and Dewsbury train station. Dewsbury train station provides excellent train links to Leeds, Huddersfield and Manchester.

Nearby occupiers include Orchid Banqueting Hall, Craigs Motorcycles and various solicitors and accountants nearby on Wellington Road. Dewsbury ring road also provides access to the A644 Huddersfield Road, A652 Bradford Road – leading to Red Brick Mill – A653 Leeds Road and the A638 Wakefield Road all providing access throughout the Heavy Woollen/North Kirklees district.

## Description

The Old Library comprises a substantial Grade II Listed part two part three storey stone built commercial building under a multi pitch blue slate roof, with a solid concrete lower ground floor, part solid part suspended timber upper ground floor and a suspended timber first floor.



The premises were previously split into various commercial/office/retail areas, along with ancillary facilities.

## Accommodation

Lower ground floor	64.1m <sup>2</sup> (690 sq. ft)
Ground floor	454.6m <sup>2</sup> (4,893 sq. ft)
First floor	262.2m <sup>2</sup> (2,823 sq. ft)
<b>Gross Internal Floor Area</b>	<b>781m<sup>2</sup> (8,406 sq. ft)</b>

## Services

We are advised mains water, sewer drainage and electricity are connected to the property along with individual appliances including lighting. 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.

## Energy Performance Certificate

The property is Grade II Listed and we are advised does not require an EPC.

## Non Domestic Rating

The premises will need to be reassessed upon occupation.

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

## Planning

The Old Library was previously occupied for a variety of office/retail/commercial uses and is suitable for similar uses or alternatively comprehensive redevelopment (subject to requisite planning).

We are advised the premises are Grade II Listed and additional information relating to the 'Listing' is available upon request.

Prospective purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Kirklees MC Tel: 01484 2221000.

## 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.

## Price

Seeking offers in the region of £350,000.

## VAT

The price is quoted exclusive of VAT.

## 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: 3509/A/M**  
**April 2024**

**Subject to Contract**



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**www.michaelsteel.co.uk**

**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.