

HUNTERS®

HERE TO GET *you* THERE



Bradford Road

Dewsbury, WF13 2EF

£2,500

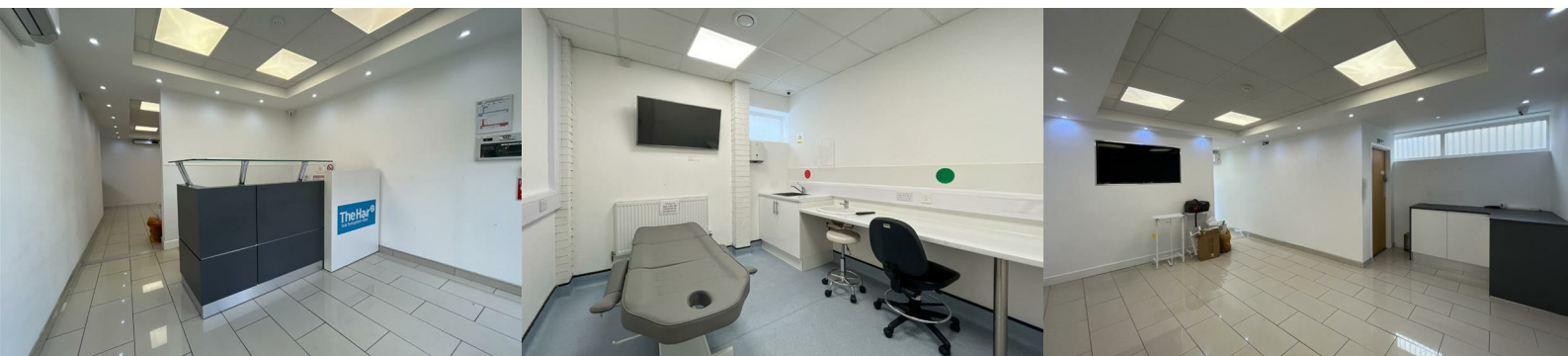


Previously used as a medical and tuition centre and 'clinically' set up. It would be ideal for use as a dentist, doctors, opticians or laser treatment business and to have the first floor as offices. The landlord may split and let the ground floor and first floor separately though.

Very well presented throughout. Building comprises: Reception area and various treatment rooms on the ground floor, ladies and gents toilets plus disabled toilet. Staff kitchen and rest room, offices and large training or tuition room.

The premises are let on a full repairing and insuring lease. Long term lease available. Rent for whole building is £4,500 per month - if the ground and first floors are let separately the rent will be negotiable.

View the video tour here - <https://fb.watch/iaw8weoXQF/>



Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.