

# HUNTERS®

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## Foundry Street

Dewsbury, WF13 1QH

Guide Price £200,000



Prime Commercial Property in Dewsbury Town Centre

We are delighted to present an exceptional commercial property located in the heart of Dewsbury Town Centre, situated on one of the prominent streets in town. This prime location offers excellent visibility and high foot traffic, making it an ideal spot for a variety of business ventures. The Property is a stone built two storey building with a single storey rear extension.

Dewsbury is a Market Town with a population of 63,000 located in West Yorkshire situated within 9 Miles of Leeds with good access to the M1 and the M62.

Occupiers close by are Subway, British Heart Foundation, Virgin Bank and Ladbrokes.



**FURTHER INFORMATION**

Dewsbury is a Market Town with a population of 63,000 located in West Yorkshire situated within 9 Miles of Leeds with good access to the M1 and the M62.

Occupiers close by are Subway, British Heart Foundation, Virgin Bank and Ladbrokes.

**Property Details:**

Tenure: Freehold

Current Occupant: Greggs (vacating in August 2024)

Ground Floor forms an open retail unit with central counter and food servery area and rear kitchen and food storage area.

The Upper Floor provides a rest room/store and Kitchen Storage along with a Toilet.

Size: 84.3 Square Metres (907 Square Feet). Ground Floor equates to 54.4 Square Metres (585 Square Feet) and the First Floor equates to 29.9 Square Metres (322 Square Feet).

Condition: Well-maintained and ready for occupancy

**Key Features:**

**Prime Location:** Situated on a bustling main street in Dewsbury Town Centre, ensuring maximum exposure and accessibility.

**High Footfall:** Benefit from the steady stream of pedestrians and shoppers in this vibrant commercial hub.

**Versatile Space:** Suitable for a wide range of uses, including retail, office space, café, restaurant, or professional services.

**Modern Amenities:** Equipped with necessary modern facilities to support various business operations.

**VAT is not Applicable on this Property.**

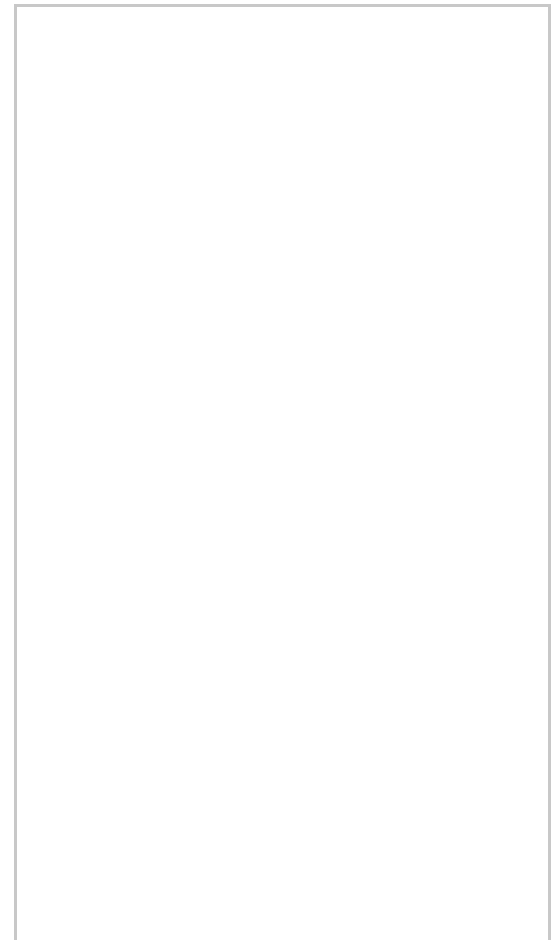
**Contact Us:** For more information or to arrange a viewing, please contact Ashraf Esat

This commercial property represents a fantastic opportunity for businesses looking to establish themselves in a thriving and dynamic location. Don't miss out on this prime space in Dewsbury Town Centre!

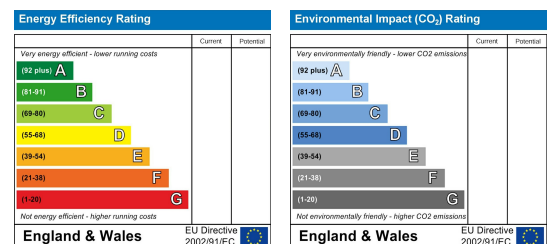
**Area Map**



**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.