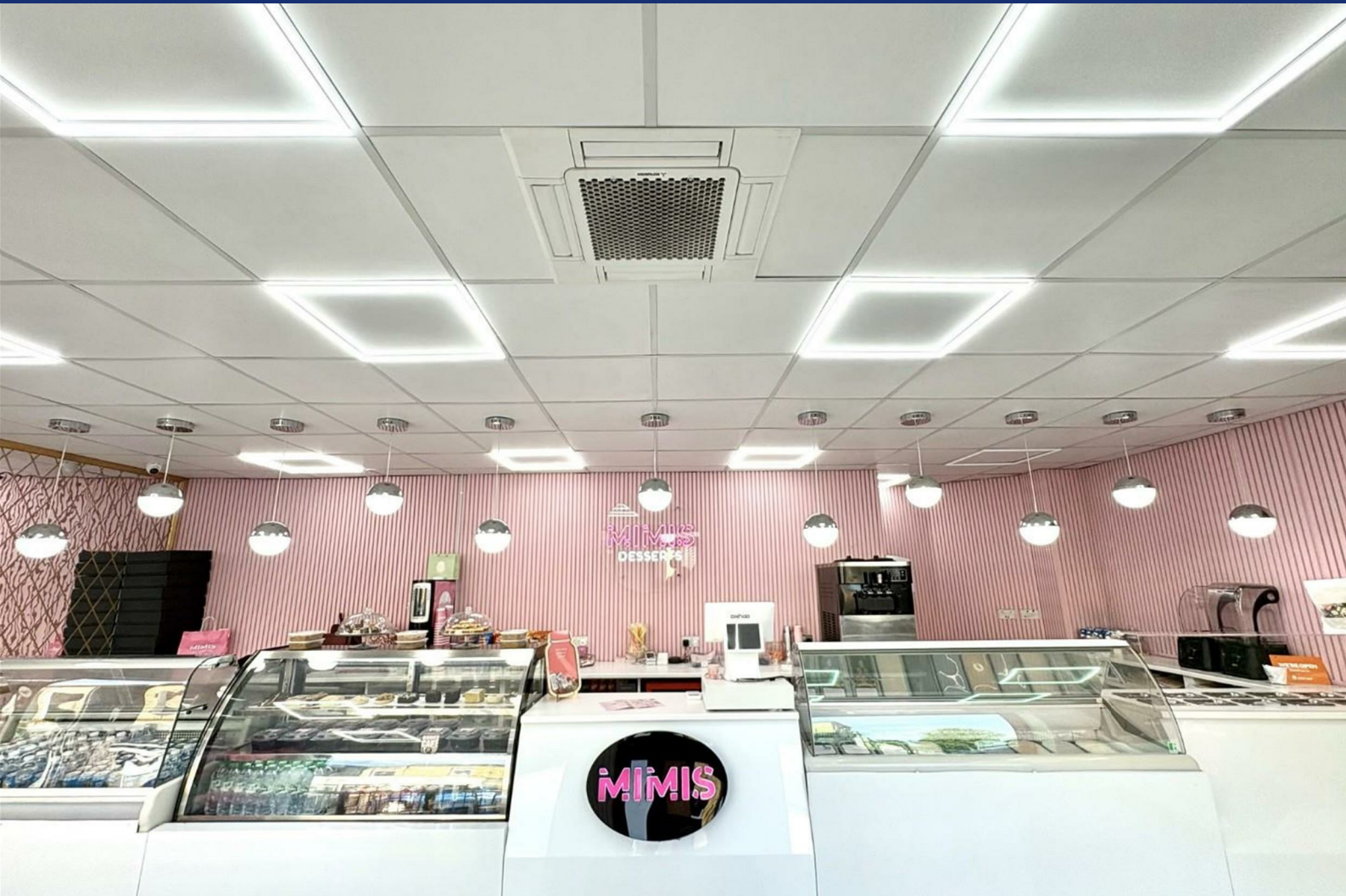


# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Huddersfield Road

Dewsbury, WF13 3LD

£1,200 Per Month



GROUND FLOOR PREMISES CURRENTLY OPERATING AS DESSERT CAFE.

Nestled in the bustling area of Ravensthorpe, Dewsbury, this well-presented ground floor retail space is an excellent opportunity for anyone looking to establish or expand a food business. Spanning approximately 850 square feet, the property is thoughtfully laid out and fully fitted for food service, making it ideal for café, bakery, or other Food based ventures.

The premises are equipped with a fitted kitchen, providing a practical setup for preparing and serving food. Ample storage facilities are also included, ensuring efficient space management and allowing for a smooth flow of operations. Currently operational as a dessert café, the property benefits from a strong local clientele and is surrounded by a variety of complementary food establishments, enhancing its appeal in this popular area.

With its strategic location and existing setup, this property offers a seamless transition for an aspiring café owner or business expansion in a high-footfall area. This is an exceptional opportunity to join a vibrant



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.