

**Storage Yard
Cannon Way
Dewsbury WF13 1EA**

**Rent £20,000
per annum**



STORAGE YARD/CAR PARK

0.67 ACRES

- Tarmacadam surfaced
- Potential to enclose, if required
- Suitable for external storage or car parking, subject to the prospective tenants requirement

DESCRIPTION

The yard is surplus to the owner's requirements and is available to lease on terms to be negotiated. It is tarmac surfaced and previously used as car parking for the nearby factory premises.

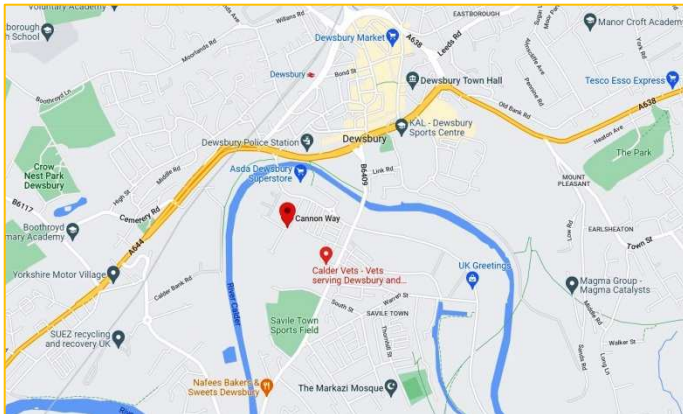
It has a single entrance off Cannon Way and would be suitable for external storage or car parking for a nearby business, subject to requirement.

The yard can be fenced, if required, and is available immediately.

LOCATION

The yard is well positioned on the edge of Dewsbury town centre in close proximity to the Asda supermarket and Savile Town and Bretton Street Industrial Estates.

This location is accessible for all areas of the heavy woollen district in addition to providing good access to the M62 at Junction 25 via Ravensthorpe and Mirfield, as well as having good accessibility to the M1 motorway network at Flush Dyke.



ACCOMMODATION

Site Area 0.67 Acres

RENT

£20,000 per annum

RATEABLE VALUE & UNIFORM BUSINESS RATE

To be assessed

Uniform Business Rate of 49.9p/£ (2021/22).

REFERENCES

Prospective Tenants are required to provide 2 trade references and 1 bank reference. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

VIEWING

Contact the Agents.
Jonathan J Wilson BSc(Hons) MRICS
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Jonathan Uttley
Jonathan.uttley@bramleys1.co.uk

LEASE TERMS

The site is offered by way of a new lease for a term to be negotiated to incorporate 3 yearly rent reviews and be on effective full repairing and insuring terms.

LEGAL COSTS

The ingoing tenant will be responsible for the reasonable legal costs of the landlord.

VAT

VAT may be charged on the property or rent and we therefore recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING: N/A

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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