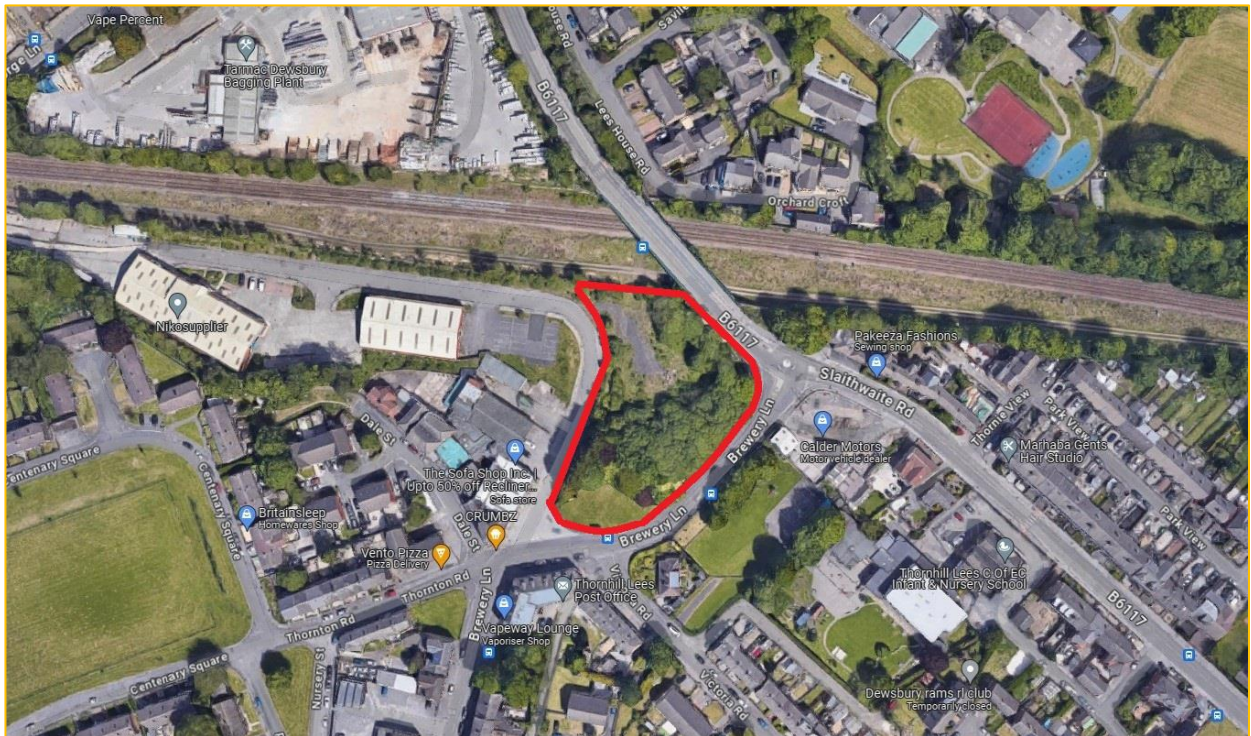


bramleys To Let

COMMERCIAL

Land at
Brewery Lane
Dewsbury
WF12 9HU

£35,000
per annum



YARD

0.834 ACRES

- Undergoing refurbishment to provide hardcore surfaced and fenced yard suitable for external storage or display, subject to the tenant's requirements and planning permission.
- Positioned in an accessible area a short distance from Dewsbury town centre and accessible for the A644 Huddersfield Road.

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DESCRIPTION

The property comprises a large corner parcel of land which extends to approximately 0.864 acres. The landlord is commencing refurbishment works to include the levelling and surfacing of the yard, and the installation of secure boundary fencing.

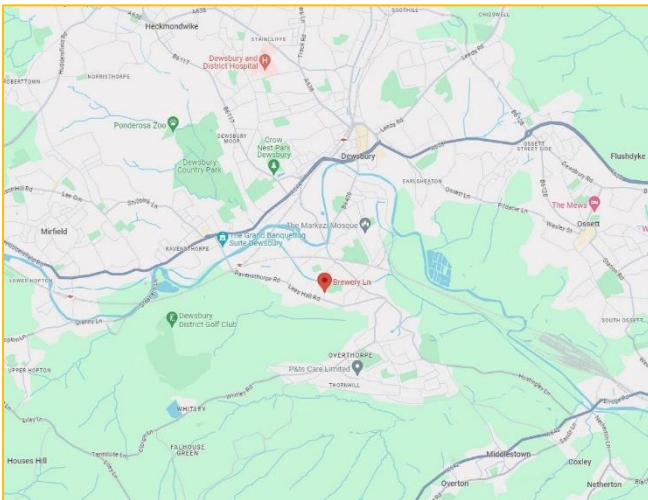
The land would be suitable for a wide range of uses, including external storage or display, subject to the potential occupier's requirements and planning permission.

It is well positioned, forming part of the Dale Works Industrial Estate, and in an area which benefits from high levels of passing traffic.

LOCATION

Dewsbury is the principal town of the Heavy Woollen District, and the second largest town in the Kirklees Metropolitan Council. Dewsbury has good access to the M62 motorway at junction 28. There is a railway station which is on the main Manchester to Leeds line and Dewsbury is approximately 12 miles from Huddersfield and five miles from Leeds.

The property is positioned within 2 miles to the south of Dewsbury town centre. It is in a mixed industrial and residential area a short distance from the A644 Huddersfield Road. It provides good access to the M62 motorway network at Junction 24 to the west and Junction 38 of the M1 motorway network to the east.



ACCOMMODATION

SITE AREA 0.834 ACRES

RENT
£35,000 per annum

RATEABLE VALUE & UNIFORM BUSINESS RATE
To be assessed

Uniform Business Rate of 49.9p/51.2p£ (2023/24).

REFERENCES

Prospective Tenants are required to be referenced. 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.

George Aspinall
George.aspinall@bramleys1.co.uk

Jonathan J Wilson BSc(Hons) MRICS
Jonathan.wilson@bramleys1.co.uk

LEASE TERMS

The property 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.

bramleys.com/commercial

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 in situ 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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