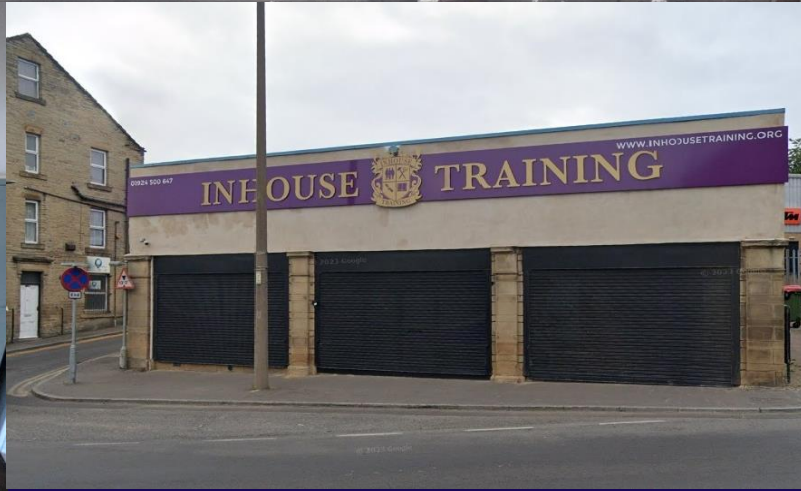


ALL ENQUIRIES HIGHLY PROMINENT 'CLASS E' RETAIL/SHOWROOM/TRADE COUNTER UNIT

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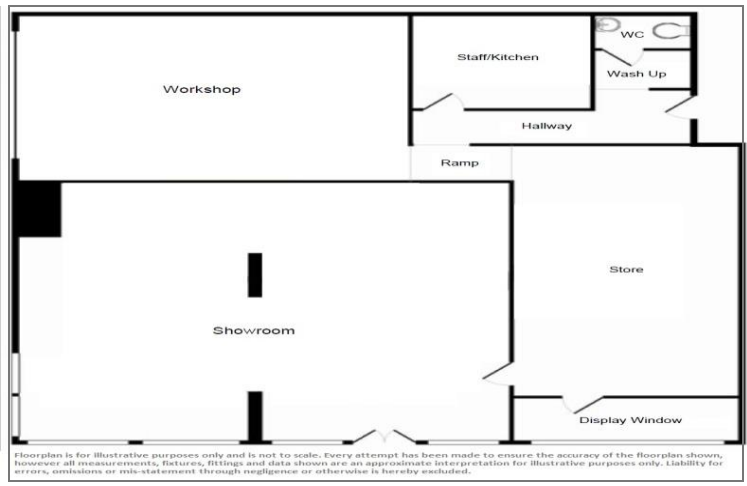
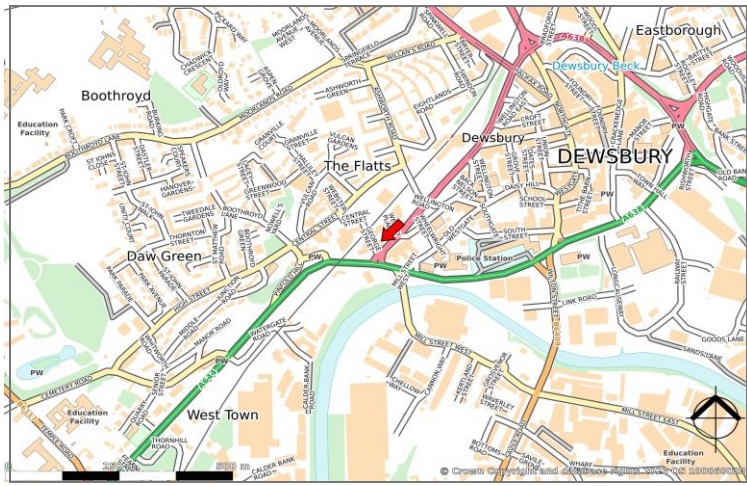


WELLINGTON HOUSE, 46 WELLINGTON ROAD, DEWSBURY, WF13 1HX

RENTAL/PRICE – ON APPLICATION

- High profile single storey showroom with ancillary workshop/storage accommodation.
- Benefitting from substantial prominence to A638 Dewsbury Ring Road.
- Potential to be newly refurbished including new LED lights and decoration throughout.

AVAILABLE SPACE
220m² (2,368sq ft)



Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

LOCATION

The property is situated on the intersection of Dewsbury Ring Road (A638) and benefits from outstanding frontage to both main arterial highways. Dewsbury train station is located less than 100 yards from the property.

Dewsbury stands in the heart of the Heavy Woollen District of West Yorkshire and provides fantastic connections to the surrounding towns of Batley, Heckmondwike, Mirfield and Cleckheaton. Junction 27 of the M62 is situated c.3 miles to the west with Junction 40 of the M1 situated just 3.7 miles to the east.

DESCRIPTION

The property comprises a prominently located retail showroom with ancillary workshop/storage accommodation served by roller shutter access from George Street. Suitable for a variety of uses subject to planning. It is understood that the property benefits from the current Use Class 'E' classification.

	M ²	SQ FT
Gross Internal Area	220	2,368

RATEABLE VALUE

Description / Shop and Premises
Rateable value / £14,500

EPC

The property has an Energy Performance Asset rating of E. Further information is available on request.

VAT

All rents and figures are quoted exclusive of VAT. In this instance VAT is chargeable.

TERMS

Available by way of a new tenant's fully repairing and insuring lease, for a term of years to be agreed, incorporating periodic rent reviews where applicable.

LEGAL COSTS

The incoming tenant will be responsible for both parties legal costs incurred in this transaction.

An in-house tenancy agreement can be utilized to minimize the legal costs incurred in the transaction.

VIEWING

By prior arrangement with the joint agents:

Eddisons
Tel / 01274 734101
Email / matthew.jennings@eddisons.com

Michael Steel & Co
Tel / 0113 234 8999

SUBJECT TO CONTRACT
FILE REF / 731.4477A (176660)

For more information, visit eddisons.com
T: 01274 734 101

Eddisons

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