

TO LET GRADE II LISTED DETACHED OFFICE BLOCK

Eddisons



THE UNION ROOMS, WELLINGTON STREET, DEWSBURY, WF13 1LY

RENTAL ON APPLICATION.

- Located in the centre of Dewsbury.
- Adjacent to Dewsbury train station.
- Suitable for a variety of uses (STP).

AVAILABLE SPACE

Approximately 487m² (5,242sq ft)



LOCATION

The property is well located on Wellington Street just off the Dewsbury ring road (A638) in the heart of Dewsbury town centre being adjacent to Dewsbury Train Station and within close proximity to Dewsbury Bus Station.

Nearby occupiers include Asda, B&Q and Screwfix.

DESCRIPTION

The property comprises of a two storey Grade II Listed detached office block being stone built under a pitched roof.

The property, being the former Dewsbury Registry Office, provides a mix of open plan and private rooms and benefits from a number of architectural merits.

Grant Aid for refurbishment costs may be available subject to application and full roof works were completed in 2023.

The overall approximate GIA is 5,242sq.ft. These sizes have been given to us and assumed correct.

PLANNING

The property has had planning permission approved in the past for –

- Change of use to hotel and erection of extensions
- Erection of extensions and alterations to form 7 upper dwellings
- Change of use from office to form 4 no. apartments

Further details can be found on the Kirklees Planning Portal under application numbers 2016/62/91509/E, 2015/62/92911/E & 2013/48/92853/E.

RATEABLE VALUE

The property will require reassessing upon occupation.

EPC

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

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

The property is available to let on a full repairing and insuring basis on terms to be agreed.

Rental on application.

LEGAL COSTS

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

VIEWING

By prior arrangement with the agents:

Eddisons
Tel / 01274 734101
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SUBJECT TO CONTRACT
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