

DEWSBURY

2-12 Market Place, Northgate



Key Highlights

- Dewsbury is a strong West Yorkshire market town with a population of 65,000 (census 2021).
- Being well connected to the wider region, the town is located 9 miles south of Leeds and 6 miles west of Wakefield benefiting from excellent public transport links via train and bus.
- The property is situated in the heart of Dewsbury Town Centre fronting Northgate and close to town centre parking.
- The property is located directly opposite **Quality Save** and in close proximity to a number of other occupiers, including **Lloyd's Bank, Virgin Money, Merkur Slots, William H Brown** and **Nat West** along with a host of food and beverage operators including **Greggs, Emojies Burgers, Cake Box** and **The Black Bull PH.**

SAVILLS LEEDS

3 Wellington Place
LEEDS LS1 4AP

[savills.co.uk](https://www.savills.co.uk)

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Accommodation

The premises are arranged over ground and first floor levels, comprising the following approximate net internal areas:

| | | |
|--------------|-------------|-------------|
| Ground: | 7,963 sq ft | 739.79 sq m |
| First Floor: | 9,192 sq ft | 853.97 sq m |

Tenure

The property is available by way of a new Fully Repairing and Insuring lease.

Rent

£60,000 pax

Rates

Rateable Value: £58,000
 UBR (2023/24): 0.512
 Rates Payable: £29,696 pa
 (Interested parties are advised to make enquiries with the Local Authority.)

EPC Rating

Rated D—Full Energy Performance Certificate available on request.

Legal Costs

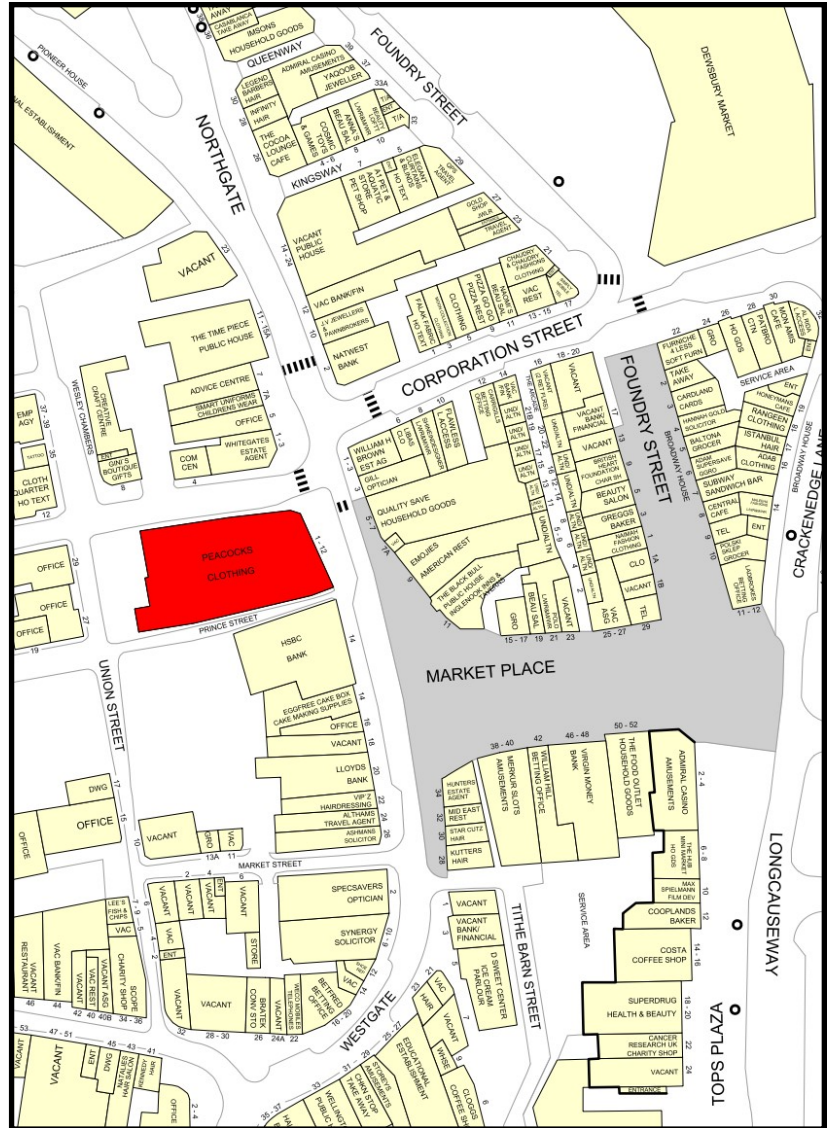
Each party to be responsible for their own legal and professional costs incurred in this transaction.

Further Information & Viewing

Further Information & Viewing upon request. Viewing strictly by appointed with Savills.

AML

Savills are legally obliged to comply with the Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002 and are supervised by HM Revenue and Customs. We require to identify who is selling or letting a property and who is buying or renting it. In this regard, we are now required to conduct due diligence on both our client and any counterparty. Following an offer being made or received, the prospective purchaser or occupier will need to provide proof of identity and residence, along with proof of funds for any prospect purchase before the transaction can proceed.



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