

DEWSBURY

Crackenedge Lane, Dewsbury



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 Crackenedge Lane.
- Surrounding retailers include **Rawcliffes, Subway, Ladbrokes, Barclays, Greggs, British Heart Foundation, Cardland, Honeyman's, Istanbul Barber Shop and Stylish Designers.**

SAVILLS LEEDS

3 Wellington Place
LEEDS LS1 4AP

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Accommodation

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

Ground Floor:	15,287 sq ft	1,420.2 sq m
First Floor:	5,498 sq ft	510.8 sq m
Second Floor:	780.38 sq ft	72.5 sq m

Tenure

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

Rent

On application.

Rates

Rateable Value: £100,000
UBR (2023/24): 0.512
Rates Payable: £51,200 pa
(Interested parties are advised to make enquiries with the Local Authority.)

EPC

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.

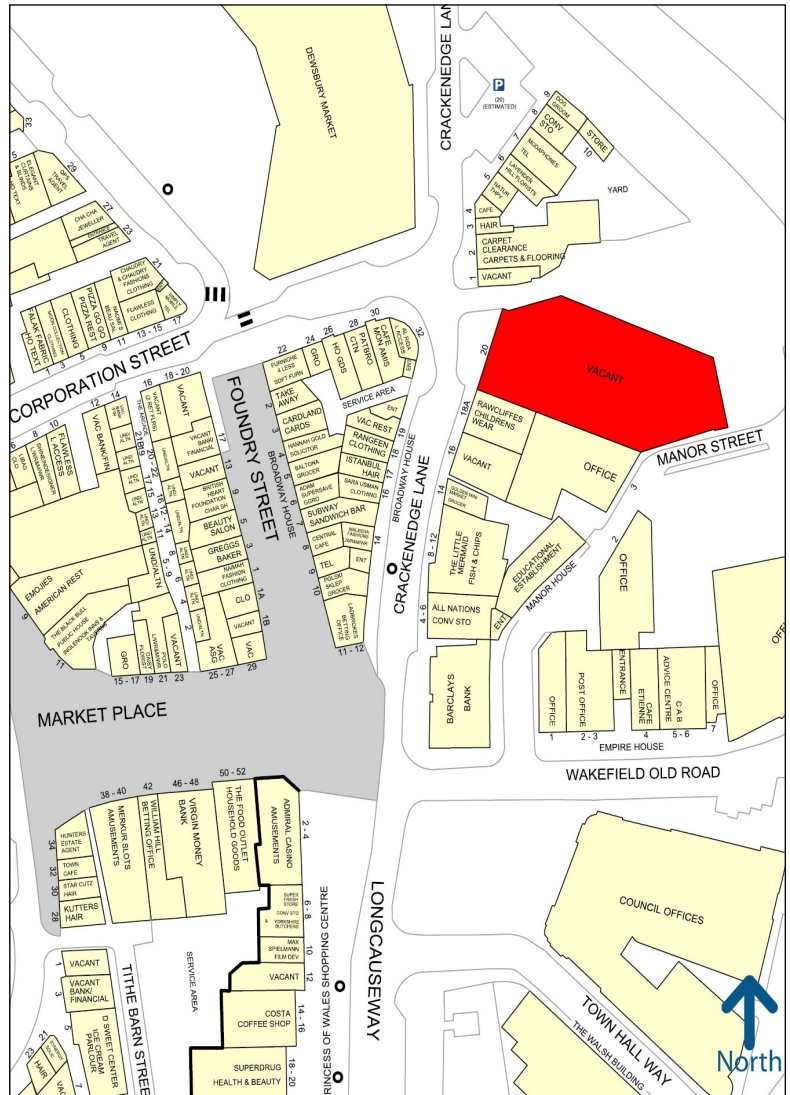
AML

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Contact

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