

Heaney
Micklethwaite

Commercial Property Consultants

**SHOP
FOR SALE**



**27 MARKET PLACE
DEWSBURY
WF13 1AA**

PROPERTY
PARTICULARS

27 Market Place, Dewsbury

LOCATION:

The property is located on the Northern side of Market Place in Dewsbury town centre close to the entrance to The Arcade.

ACCOMMODATION:

The accommodation with the following approximate areas comprises:-

Ground Floor

Sales	391 sq ft	36.32 sqm
Kitchen	71 sq ft	6.59 sqm

Toilet

First Floor

403 sq ft 37.43 sqm

Second Floor

281 sq ft 26.10 sqm

Toilet

Boiler Room

Basement

Unmeasured

TENURE:

Freehold

PRICE:

Offers for the freehold with vacant possession are invited in the region of £135,000 subject to contract.

RATES:

The property will be reassessed for rates following the division of the properties.

ANTI-MONEY LAUNDERING:

A potential tenant or purchaser will be required to provide the appropriate information to satisfy current Anti Money Laundering Regulations when Heads of Terms are agreed.

LEGAL COSTS:

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

27 Market Place Dewsbury

VAT:

All prices and rents quoted are exclusive of, but may be subject to VAT.

VIEWING:

Strictly by appointment through this office.

**SUBJECT TO CONTRACT AND AVAILABILITY
ALL DIMENSIONS AND AREAS ARE APPROXIMATE**