



# BOULTONS



## Queensway

Victoria Arcade, Dewsbury, WF13 1DX

Auction Guide £75,000



\*\*\* ONLINE AUCTION UNDER COMMON AUCTION CONDITIONS \*\*\* OPEN TO BID FOR 24 HOURS FROM THE 20TH NOVEMBER FROM 12.00 NOON \*\*\*

We are pleased to present an exceptional commercial investment property located in the vibrant area of Queensway, Dewsbury. This prime asset (namely 5 and 9 Queensway (NO 7 NOT INCLUDED IN THIS SALE)) is available for sale by auction under traditional auction conditions, providing a unique opportunity for investors seeking a high-profile position in a bustling town centre.

The property boasts a reputable "blue chip" tenant, ensuring a reliable income stream through a long lease agreement. This solid rent passing makes it an attractive proposition for those looking to enhance their investment portfolio. The strategic location in the heart of Dewsbury guarantees excellent visibility and foot traffic, further enhancing the potential for long-term growth.

Prospective buyers are encouraged to visit our website to register, inspect the auction pack, and participate in the bidding process. This is a rare chance to acquire a well-positioned commercial property with a strong tenant in place, making it a sound investment for the discerning buyer. Don't miss out on this opportunity to secure a valuable asset in a thriving area.





GENERAL INFORMATION

The premises comprise two properties of three occupied by Admiral Amusement Arcade.

5 Queensway (numbered 1 on the displayed plan) is the mid terrace 'within the Arcade' with accommodation over two floors and including glazed shop frontage.

9 Queensway is a three storey corner unit fronting Foundry Street.

The ground floors of properties numbered 5 and 9 are 'open' with the central property (number 7) which is NOT included within the Title of the subject property.

The trade areas of the property have suspended ceilings incorporating air conditioning cassette, electrical and spotlighting installations.

Accommodation

The accommodation is summarised as follows:-

5 Ground floor: Amusement Arcade amounts to 36.19 m2 or 390 sq ft  
First Floor: Staff Room 6.14 m2 or 66 sq ft plus Staff Toilets.  
Gaming Area: 22.29 m2 or 315 sq ft  
Total Internal Floor Area 71.62 m2 or 771 sq ft.

9 Ground Floor: Amusement Arcade: 28.95m2 or 312 sq ft  
First Floor: Basic Stores 31.18 m2 or 336 sq ft  
Second Floor: Unused space 31.18 m2 or 336 sq ft  
Total Internal Floor Area: 91.31 m2 984 sq ft

TITLE & TENANCY

The freehold property has Title No WYK184762

The properties are let by way of two leases dated 14 March 2022. Generating £8,500 per annum total (being £4,250 pa for each lease).

The fifteen year leases incorporate tenant break options in March 2025 (not exercised) and March 2030

The tenant, is RAL Ltd (with Company number 1940045) has a Creditsafe covenant Risk Score of 99 'Very Low Risk' (and best credit rating score being 100).

EPC

The property has an EPC with Energy Rating D (85) expiring 22 December 2031.

RATEABLE VALUE

The property known as 5/9 Queensway (which is in fact 5, 7 & 9 Queensway) is assessed for Business Rates as Amusement Arcade & Premises at RV £11,250.

AUCTION NOTES

Open to bid on the 20th November for 24 hours starting at 12.00 noon (closing bids 12.00 noon 21st November) through our online bidding system available on our website. A traditional auction under common auction conditions held online.

Buying at auction is a contractual commitment, you are legally obliged to buy the lot on the terms of the sale memorandum at the price you bid. If you are the successful bidder, you are required to pay the deposit and auction fees immediately. As agent for the seller, we treat any failure to satisfy your obligations as your repudiation of the contract and the seller may then have a claim against you for breach of contract. You must not bid unless you wish to be bound by the common conditions of auction.

\*Please be aware there may be additional fees payable on top of the final sale price. These include and are not limited to administration charges and buyer's premium fees payable on exchange, and disbursements payable on completion. Please ensure you check the property information page for a list of any relevant additional fees as well as reading the legal pack for any disbursements.\*

BUSINESS OPENING HOURS

Opening Times:

Monday  
00:00 - 24:00  
Tuesday  
00:00 - 24:00  
Wednesday  
00:00 - 24:00  
Thursday  
00:00 - 24:00  
Friday  
00:00 - 24:00  
Saturday  
00:00 - 24:00  
Sunday  
00:00 - 24:00

CONTRACT INFORMATION

We draw your attention to the Special Conditions of Sale within the Legal Pack, referring to other charges in addition to the purchase price which may become payable. Such costs may include Search Fees, reimbursement of Sellers costs and Legal Fees, and Transfer Fees amongst others.

GUIDE PRICE

\*GUIDE PRICE: This is an estimate of the likely range of selling price and is set at the commencement of marketing. The guide price may change during the marketing period.

RESERVE PRICE: This is agreed with the Auctioneer prior to the auction and will not be disclosed to the public. The reserve price is the lowest figure at which the property is available for sale at the auction. If the lot is not sold at the auction then the property may be available for sale afterwards at a higher or lower figure. See catalogue for full explanation.

SALE PRICE IS SUBJECT TO VAT

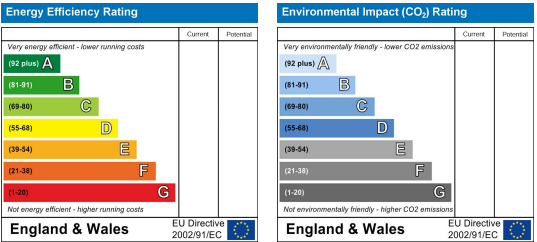
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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