



PANTERA
PROPERTY

FOR SALE



WELLINGTON TAVERN, 33 WESTGATE, DEWSBURY, WF13 1JQ

Price - £250,000 subject to contract

Size - 4,931 sq ft

Highly reversionary public house investment opportunity centrally located

INVESTMENT CONSIDERATIONS

- Centrally located public house investment opportunity in Dewsbury presenting a highly reversionary opportunity
- Extending to 4,931 sq ft over ground floor, first floor and second floor with cellar
- Comprises public area for patrons with kitchen and bar at ground floor, with 8 bedrooms with en suites arranged over first and second floor understood to be operated as a bed & breakfast guest house.
- The property is let on a 10 year Lease from 1st January 2026 on Full Repairing and Insuring terms.
- Passing rent of £12,000 per annum exclusive
- The property is under rented. The next rent review is due 1st December 2026 to Open Market Value.
- This potential reversionary ERV is £40,000 per annum
- Guide price of £250,000 subject to contract
- Permitted use is A4 under the 1987 Use Classes Order
- Presents an attractive reversionary Net Initial Yield of 15.60% at this purchase price assuming purchasers' costs of 2.60%
- There is potential to achieve the reversionary rental income before 2027 subject to agreeing the new rent at the review date.



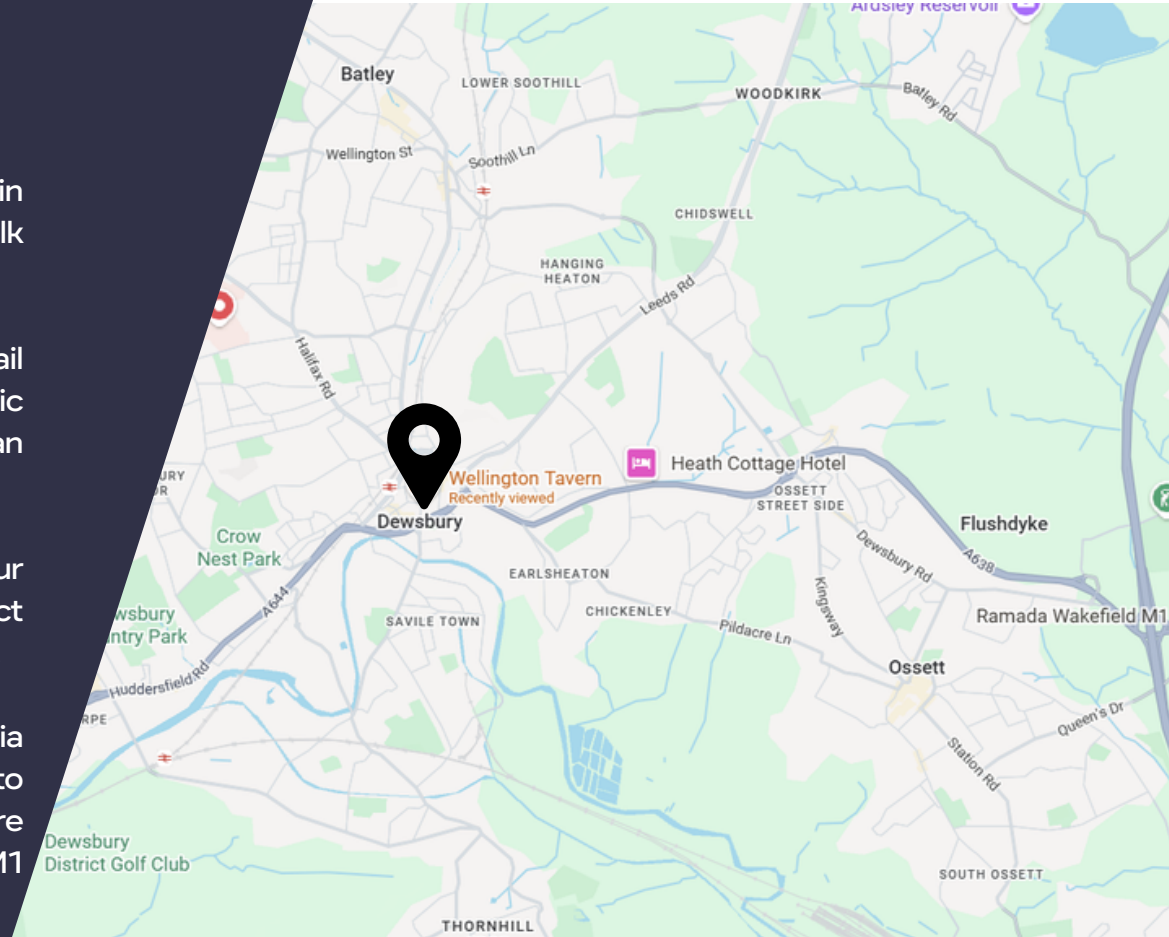
LOCATION

The property is prominently situated on Westgate in the heart of Dewsbury town centre, within a short walk of the principal retail and commercial areas.

The surrounding area comprises a mix of retail premises, public houses, restaurants, offices, civic buildings and residential accommodation, providing an established mixed-use town-centre environment.

Dewsbury railway station is approximately four minutes' walk from the property and offers direct services to Leeds, Huddersfield, Manchester and York.

The property also benefits from good road access via the A638 and A644, which provide connections to Wakefield, Huddersfield and the wider West Yorkshire road network, together with onward access to the M1 and M62 motorways.



ROAD CONNECTIONS

A638 Ring Road
2 mins

M1 (J40)
15 mins

M62 (J25)
20 mins



Wakefield
20 mins

Huddersfield
25 mins

Leeds
30 mins



RAIL & AIR LINKS

Dewsbury Station
4 mins walk

Leeds
12 mins

Manchester Victoria
41 mins



York
35 mins

Leeds Bradford Airport
40 mins

Manchester Airport
1 hr 11 mins



DESCRIPTION

The Wellington Tavern comprises a traditional three-storey terraced public house of rendered elevations beneath a tiled roof, with timber-framed windows. The property has a distinctive town-centre appearance and retains the character of an established public house and inn.

The ground floor is arranged as the principal trading area, incorporating a main bar, raised seating areas, front and rear entrances, a commercial kitchen with stainless-steel fittings, and male and female WCs. A substantial cellar provides an office, storage accommodation and the main beer cellar with associated pumps.

The upper floors provide eight en-suite letting bedrooms, comprising four rooms on each of the first and second floors. Each bedroom includes a shower, WC and wash-hand basin. The first floor also provides a fitted kitchen, while the second floor includes additional manager's bedsit accommodation.

The property extends to approximately 458.1 sq m (4,931 sq ft) on a net internal area basis. At the date of the valuation inspection, it was reported to be in average condition throughout, with no material defects noted.

The property is owned on a Freehold basis, Land Registry Title (WYK571325).



PRICE

Guide price of £250,000 subject to contract and exclusive of VAT if applicable

REVERSIONARY RENTAL

The property's rental income has the potential to be increased to a highly reversionary £40,000 per annum through asset management opportunities.

EPC

The property has an EPC rating of C (69) which is valid until 15th October 2027

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.



CONTACTS



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**PANTERA
PROPERTY**



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DISCLAIMER

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Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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