

**colin ellis**  
your trusted property experts

**Union Street,  
Dewsbury, WF13 1AS**

**GUIDE PRICE - £140,000**

Available with vacant possession this FREEHOLD commercial unit located in Dewsbury town centre. Previously used as office accommodation this versatile building has a gross floor area of approximately 145 sqm (1,560 sq ft) and would suit a variety of uses.

## FULL DESCRIPTION

Single storey commercial building that would suit a variety of uses.

## LOCATION

The building is located on Union Street in Dewsbury town centre and adjacent to a pay and display car park.

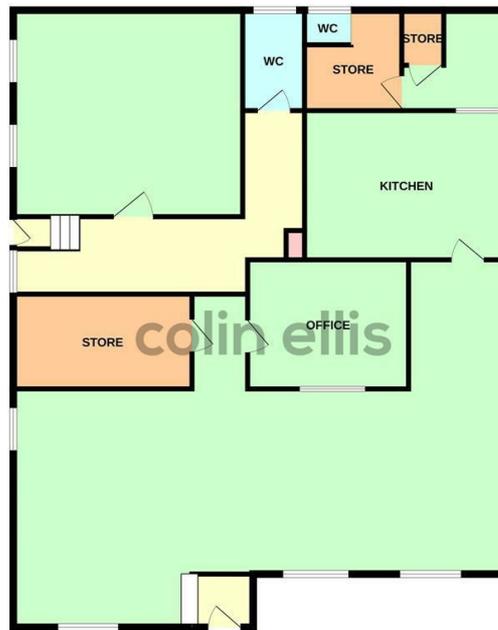
## SERVICES

All mains services are believed to be connected to the property.

## TERMS

Freehold with vacant possession.

GROUND FLOOR  
1756 sq.ft. (163.1 sq.m.) approx.



TOTAL FLOOR AREA: 1756 sq.ft. (163.1 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
Made with Mettler 12/2022

Union Street - 18008450

Length of Tenancy - Please contact office for further information

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you.

Council Tax Band ratings have been provided by DirectGov.



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