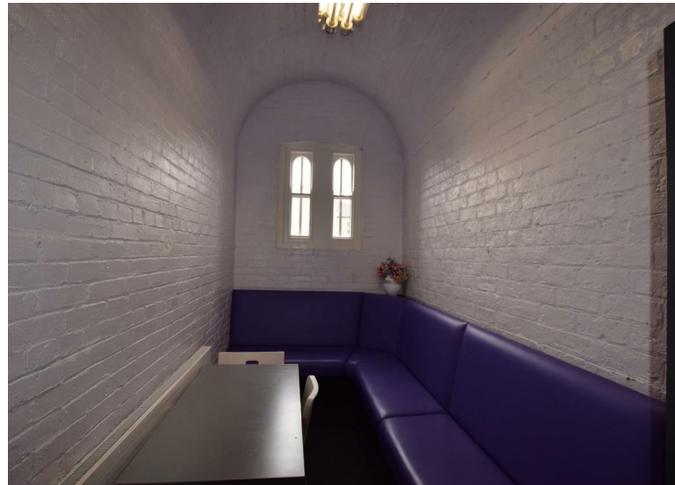


FREEHOLD



Commercial

# 29 UNION STREET, DEWSBURY, WEST YORKSHIRE, WF13 1AS

Guide Price

## £140,000

FEATURES



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# Null Bedroom Commercial located in Dewsbury

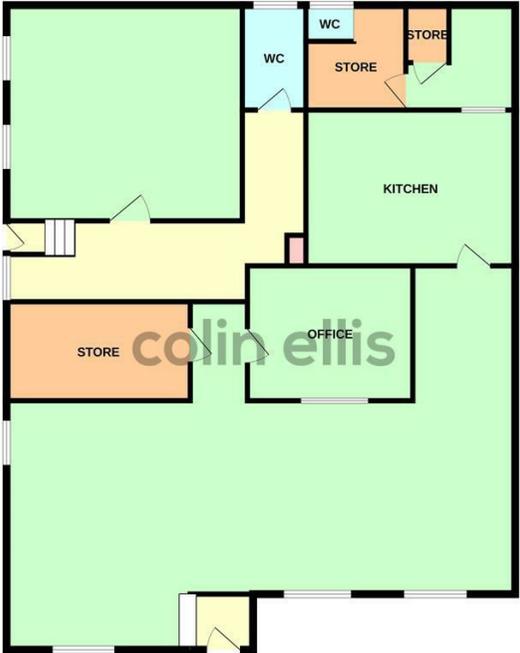
Available with vacant possession this FREEHOLD commercial unit located in Dewsbury town centre. Previously used as office accommodation this versatile building has a gross floor area of approximately 145 sqm (1,560 sq ft) and would suit a variety of uses.

Call us on  
**01723 363565**

[info@colinellis.co.uk](mailto:info@colinellis.co.uk)  
[www.colinellis.co.uk](http://www.colinellis.co.uk)

**Council Tax Band**

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



TOTAL FLOOR AREA: 1756 sq.ft. (163.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the European contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used for each by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

