

FREEHOLD FOR SALE

SUITABLE FOR COMMERCIAL AND/OR RESIDENTIAL CONVERSION

1 THE TOWN, DEWSBURY, WF12 0QX



SITUATION / DESCRIPTION

Thornhill is a residential suburban area located to the south of Dewsbury. The town is primarily residential with some commercial occupiers including Scarborough Fisheries, The Scarborough Public House, Thornhill Dental Surgery and Co-Op Supermarket.

The property is an end terrace of traditional brick built construction and a hipped slate covered roof which was previously occupied as an electrical shop with first floor flat. To the rear is a yard with two timber garages.

ACCOMMODATION

The ground floor commercial premises are arranged over two levels having a floor area of 33.5 sq.m (360 sq.ft.) approximately.

First floor and former living accommodation, a total area of 36.25 sq.m (390 sq.ft) approximately.

TENURE

It is understood that the premises are held freehold and that they are vacant.

PURCHASE PRICE

Offers in excess of £50,000 (fifty thousand pounds) are sought for the vacant freehold interest.

UNIFORM BUSINESS RATES

The premises are no longer listed, interested parties should contact the local rating authority.

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

VAT

All rents, prices and other figures included in these particulars are quoted net of but may be subject to the addition of VAT.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact John Barker, Hitchcock Wright & Partners. Ref: JCB

Tel. No. (0151) 227 3400

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Subject to Contract

Details Updated JULY 2011

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

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Hitchcock Wright
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