

FREEHOLD FOR SALE

78 THE TOWN, THORNHILL DEWSBURY, WF12 0QZ



SITUATION / DESCRIPTION

Thornhill lies to the south of Dewsbury, the local area is primarily residential. The property is positioned on the west side of "The Town" opposite The Scarborough Public House close to The Scarborough Fisheries, Thornhill Dental Surgery, close by is the Saville Centre including a Co-Op Convenience Store and a number of small retail outlets.

The property comprises a double-fronted single-storey brick built property under a multiple pitched roof with vehicle service access to the side. The premises have clear retail accommodation and rear storage, office/staff area and benefits from electric roller shutters. The premises are suited to retail or other commercial use subject to planning consent. Redevelopment for residential purposes may also be a possibility.

ACCOMMODATION

Sales area	113.8 sq.m	(1,225 sq.ft)
Storage	93.5 sq.m	(1,006 sq.ft)
Ancillary	16.3 sq.m	(175 sq.ft)
Loading Bay / Garage	36.8 sq.m	(396 sq.ft)

The above areas are approximate and are net internal areas.

The premises have not been re-measured and interested parties should verify the areas with on-site measurements.

TENURE

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

PRICE

Offers in excess of £175,000 (one hundred and seventy five thousand pounds) exclusive of VAT.

UNIFORM BUSINESS RATES

At the rating assessment with effect from 1st April 2010 it was £10,426.

EPC

EPC Certificate reference number: 0650-0640-1349-7992-7002

Energy Performance Asset Rating: C-64

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

The premises are elected for the purposes of VAT and VAT will be payable on the purchase price.

VIEWING & FURTHER INFORMATION

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

Tel. No. (0151) 227 3400

Fax. No. (0151) 227 3010

E-mail: johnbarker@hwandp.co.uk

Subject to Contract

Details Updated JULY 2011

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