



**6 WEEK COMPLETION**

**SITUATION**

Located close to the junction with Corporation Street being directly opposite Dewsbury Market amongst such multiple traders as **Greggs, PDSA, British Heart Foundation, Leeds Building Society, NatWest, Subway** and **Boots Opticians** and within easy walking distance of Dewsbury Rail Station. Dewsbury lies approximately 9 miles south west of Leeds City Centre and 9 1/2 miles from Bradford Town Centre and benefits from good road links via the A638 to the M1 (Junction 40) and A653 to the M62 (Junction 28).

**PROPERTY**

An end of terrace property comprising a **Ground Floor Shop** with a roller shutter door to the rear and benefitting from internal access to **Ancillary Storage** at first floor level.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**£10,750 per annum**

The Surveyors dealing with this property are **MATTHEW BERGER** and **SOPHIE TAYLOR**

**ACCOMMODATION**

**Ground Floor Shop**

|                      |       |
|----------------------|-------|
| Gross Frontage       | 20'9" |
| Internal Width       | 17'2" |
| Shop and Built Depth | 28'0" |

**First Floor Ancillary Storage**

|             |           |
|-------------|-----------|
| Area Approx | 505 sq ft |
| WC          |           |

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Rag Traderz Limited (with guarantor) as a Fabric Shop** for a term of 3 years from 2nd December 2011 at a current rent of **£10,750 per annum** exclusive.

**Note: There is a 3 month rent deposit held.**



View opposite Property

**VENDOR'S SOLICITORS**

Ashley Wilson Solicitors LLP – Tel: 020 7802 4801  
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £600 (including VAT) upon exchange of contracts