



SITUATION

Occupying a prominent trading position within the town centre, directly opposite an **HSBC** and **Peacocks** with nearby multiples as **Pound World**, **William Hill**, **Lloyds Bank**, **Specsavers**, **NatWest**, **Santander**, **Thomson** and others. Dewsbury lies approximately 9 miles south-west of Leeds City Centre and 9 ½ 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

A mid terrace building comprising a **Large Ground Floor Double Restaurant** with internal and separate front access to **Ancillary Accommodation** on the first floor.

VAT is payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Vacant Double Restaurant

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS BORD**

ACCOMMODATION

Ground Floor Restaurant

Gross Frontage	43'10"
Internal Width	36'4"
narrowing at rear to	22'1"
Restaurant Depth	51'4"
Built Depth	74'5"
Restaurant Area	Approx. 1,452 sq ft
Store Area	Approx. 283 sq ft
2 WCs	

First Floor

Store/Kitchen Area	Approx. 832 sq ft
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3 WCs

Total Area

Approx. 2,567 sq ft



View of interior

View towards Market Place



View towards Market Place



VENDOR'S SOLICITORS

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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 £500 (including VAT) upon exchange of contracts