

# TO LET

## 3 & 7 BREWERY LANE

Dewsbury, West Yorkshire WF12 9DZ



### LOCK UP RETAIL SHOPS

20.78m<sup>2</sup> (224ft<sup>2</sup>) and 20.60m<sup>2</sup> (222ft<sup>2</sup>)

**Additional retail accommodation is available, subject to separate negotiation**

- Situated within a parade of similar units in close proximity to a densely populated residential community
- 2 Miles from Dewsbury town centre
- Suitable for a variety of retail/showroom uses
- Incorporating powder coated aluminium display frontage and electrically operated shutter door

T. **01484 530361**

[www.bramleys.com](http://www.bramleys.com)

# 3 & 7 BREWERY LANE, DEWSBURY

## LOCK UP RETAIL SHOPS

The units occupy part of the ground floor of this corner property situated near to a densely populated residential area approximately 2 miles to the west of Dewsbury town centre. The premises are situated in close proximity to a range of other similar retail units and have the benefit of on-street car parking, being in an accessible location and within walking distance of a large quantity of housing.

The premises have recently been refurbished and benefit from having a powder-coated aluminium display window with electrically operated shutter door and provide an excellent opportunity for an existing business or new start up business to establish premises at cost effective rents with the prospect of flexible lease terms.

The premises extend to 224ft<sup>2</sup> and 222ft<sup>2</sup> respectively and adjoin a large convenience store which also accommodates the local post office.



### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES  
FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

### ACCOMMODATION

**3 Brewery Lane**  
Retail Sales 20.78m<sup>2</sup> (224ft<sup>2</sup>)  
WC

**7 Brewery Lane**  
Retail Sales 20.60m<sup>2</sup> (222ft<sup>2</sup>)  
WC

### OUTSIDE

The property has on-street car parking to the front.

### RENTS

5 Brewery Lane £75 p/w  
7 Brewery Lane £75 p/w

### RATEABLE VALUE & UNIFORM BUSINESS RATE

To be assessed

This will be charged back by the local Rating Office at the Uniform Business Rate of 48p (2018/19). It is recommended that the ingoing tenant confirms the rateable values on any ability to apply for Small Business Rate Relief or exemption by visiting the Valuation Office website at [www.voa.gov.uk](http://www.voa.gov.uk)

### REFERENCES

Prospective Tenants are required to provide 2 trade references and 1 bank reference. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

### VIEWING

Contact the Agents.

### LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated to incorporate 3 yearly rent reviews and being on effective full repairing and insuring terms.

### LEGAL COSTS

The ingoing tenant will be responsible for the reasonable legal costs of the landlord.

### VAT

VAT may be charged on the property or rent and we therefore recommend that seriously interested parties seek the appropriate legal advice.

### EPC ASSET RATING:

3 Brewery Lane – C  
7 Brewery Lane - TBC

## CONTACT

### BRAMLEYS

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