

# RETAIL PREMISES TO LET

**Vickers**  
carnley



1 Foundry Street, Dewsbury, WF13 1QH



- 861 sq ft (80 sq m)
- Recently redecorated
- Very practical layout
- Close to the new Arcade development
- Suspended ceilings



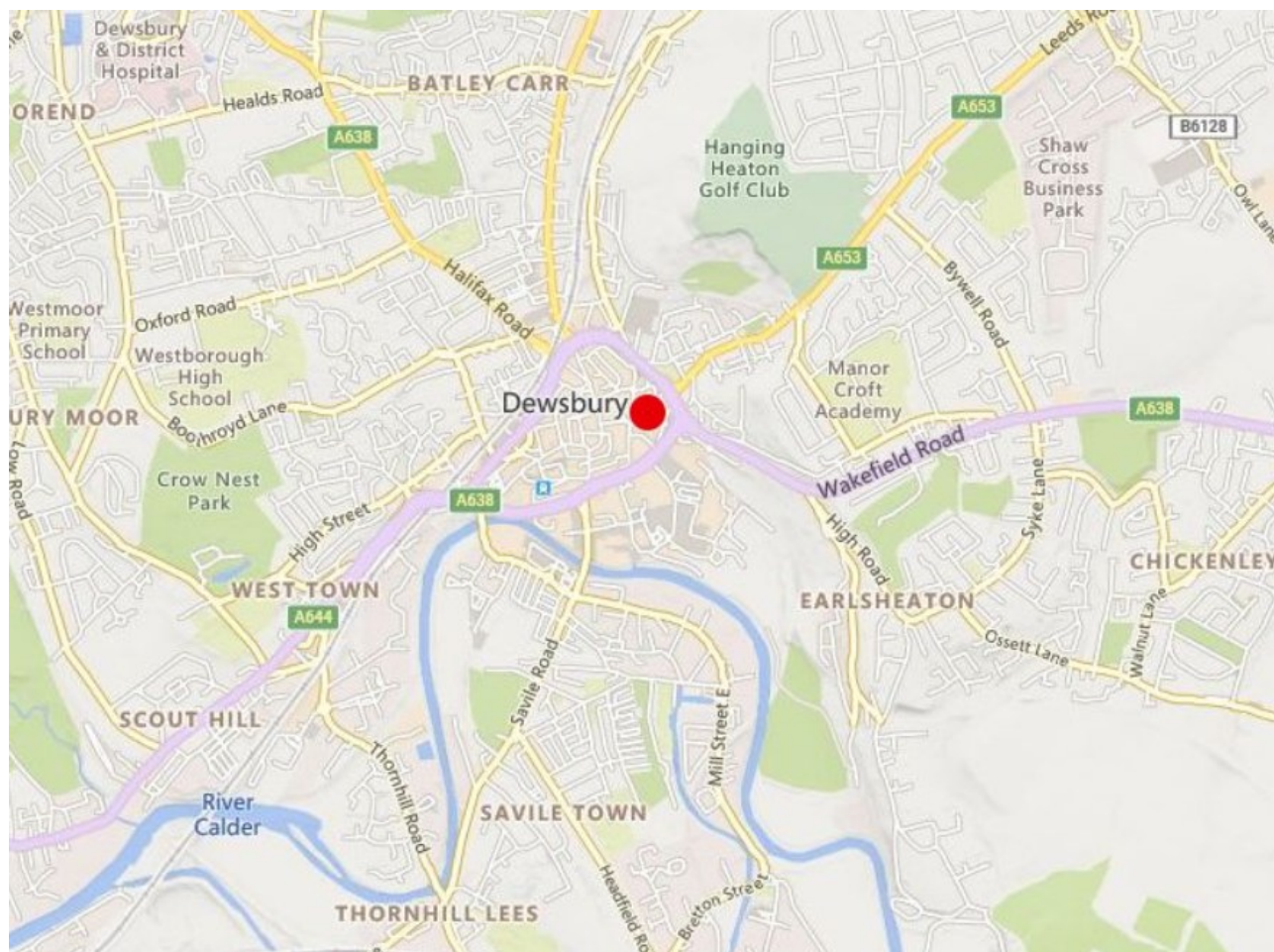
## DESCRIPTION

This high street retail unit offers a broadly rectangular ground floor sales area and a useful first floor ancillary store with kitchen and Wc facilities.

The property benefits from a modern aluminium shop front with an electric security shutter and suspended ceilings with inset low energy LED lighting.

## LOCATION

The property forms part of a parade of shops on the pedestrianized part of Foundry Street in Dewsbury town centre. Just a few paces away is the new arcade shopping development which is hoped to bring additional footfall to the area.



## ACCOMODATION

GF - 578 sq ft (54 sq m)

FF Storage & Wc - 283 sq ft (26.6 sq m)

**Total net area = 861 sq ft (80 sq m)**

SUMMARY

RENT	£12,000 per annum
LEASE	Full Repairing and Insuring Basis.
RATEABLE VALUE	£6,800
SMALL BUSINESS RATES RELIEF	Applicable. For more information, please contact the local authority on 01484 414900.
VAT	Not applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	D-81

VIEWINGS & FURTHER ENQUIRIES



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GENERAL INFORMATION

All measurements, areas and distances quoted are approximate only.

Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.

Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.

Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.

All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.

These particulars were updated October 2024 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.