



14a Market Place, Dewsbury, WF13 1DH

FOR SALE/TO LET

Former banking hall and offices

Potential for alternative uses (STP)

Total floor area: 8,434 SQ FT (783.6M²)

Location

The property is situated in a prominent position, fronting the pedestrianised market place in heart of Dewsbury Town Centre, close to its junction with Westgate and Northgate. The town enjoys good access, via the A638, to the M1 motor way (Junction J40) and is also 3 miles from the M62 (J28).

Description

A substantial grade 2 listed property with accommodation over four floors. The ground floor comprises of former banking hall which is predominantly open plan with high ceilings and a good amount of natural light. The basement level provides good dry storage. The first and second floors are accessed via a separate self-contained entrance also fronting market place and comprises a range of cellular offices. The property benefits from lift access to all floors and a carpark to the rear which provides parking for up to 8 cars.

Accommodation

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 1st Edition, May 2015, the property provides an approximate internal area of the following:

LGF: 576f² (53.5m²)

GF: 3186f² (296m²)

FF: 2052f² (190.6m²)

SF: 1962f² (182.3m²)

Total: 8434f² (783.6m²)



Terms

The property is offered on a freehold basis and full vacant possession at a guide price of £450,000. It is understood that VAT is not applicable on this property.

Business Rates

According to the Valuation Office Agency website, the premises has a current 2023 rateable value of £25,000. Interested parties are advised to direct further enquiries to the local authority.

Viewing/Further Information

For further information or to arrange a viewing, please contact Alfie Stevens-Neale on 0113 239 5778 (alfie@adairpaxton.co.uk) or Simon Dalingwater on 0113 239 5777 (simon@adairpaxton.co.uk).

EPC

The property has an EPC rating of C - 60.



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