

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**

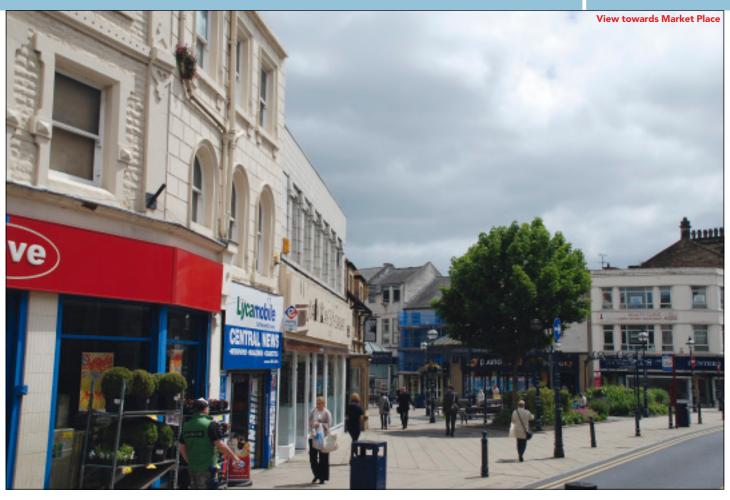
ACCOMMODATION

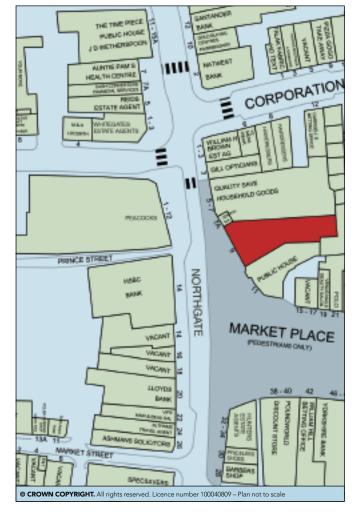
Ground Floor Restaurant		
Gross Frontage		43'10"
Internal Width		36'4"
narrowing at rear to		22'1"
Restaurant Depth		51'4"
Built Depth		74'5"
Restaurant Area	Approx.	1,452 sq ft
Store Area	Approx.	283 sq ft
2 WCs		
First Floor		
Store/Kitchen Area	Approx.	832 sq ft

3 WCs
Total Area
Approx. 2,567 sq ft



9 Market Place, Dewsbury, West Yorkshire WF13 1AE







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