



Northgate frontage

SITUATION

Conveniently located close to the main Ring Road (A368), opposite the newly opened Kirklees College Pioneer Higher Skills Centre, nearby multiples such as **Santander** and **NatWest** and a variety of independent traders, in the Town Centre.

Dewsbury lies approximately 8 miles south-west of Leeds City Centre and benefits from good road links via the A368 to the M1 (Junction 40) and the A653 to the M62 (Junction 28).

PROPERTY

A mid terrace building comprising a **Ground Floor Take-Away** and **Ancillary Accommodation** at first and second floor levels. The property benefits from rear access on to Foundry Street.

ACCOMMODATION¹

Ground Floor Take-Away

Gross Frontage	17'0"	
Built Depth	61'0"	
Area	Approx	905 sq ft
WC		

First Floor Ancillary

Area	Approx	1,134 sq ft
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Second Floor Ancillary

Area	Approx	250 sq ft
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Total Area	Approx	2,289 sq ft
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¹Not inspected by Barnett Ross. Areas taken from V.O.A.



Foundry Street frontage

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on an internal repairing and insuring lease to **Noorjahan Begum t/a Perfect Fried Chicken** for a term of years from 6th October 2015 to 23rd March 2026 (**renewal of a previous lease**) at a current rent of **£12,000 per annum** exclusive.

Rent Reviews October 2020 (Outstanding – Landlord quoted £15,000 p.a.) and 3 yearly.

£12,000 per annum

The Surveyors dealing with this property are
John Barnett and Elliott Greene

Vendor's Solicitors

Howard Kennedy LLP

Tel: 020 3755 6000 Ref: Martin Philips

Email: martin.philips@howardkennedy.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**