

# HUNTERS®

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## Westgate

Dewsbury, WF13 1JF

Guide Price £300,000



AUCTIONS ENDS 30th August 2022 at 12:00 noon

Prominent town centre retail property just off prime adjacent Specsavers, Both Ground Floor Retail Units have been occupied since 2019. The Property also has 10 Bedroom accommodation with 2 Kitchens and Bathroom on each floor on the first and 2nd floor which have been used as a HMO with the potential to generate an income of circa £47,000 Per Annum. The Property also benefits from Car Parking to the rear and is an Ideal town centre investment opportunity. The property is for sale by The West Yorkshire Property Auction powered by iamsold Ltd.





Description

FOR SALE BY MODERN METHOD OF AUCTION -  
STARTING BID OF £420,000 PLUS RESERVATION FEE

The property comprises a ground floor retail unit with upper floor accommodation. The ground floor has been fitted out with security shutters and suspended ceiling. The upper floor also has 10 Bedroom accommodation with 2 Kitchens and Bathroom on each floor which have been used as a HMO with the potential to generate an income of circa £47,000 (including the Ground Floor Retail Units).

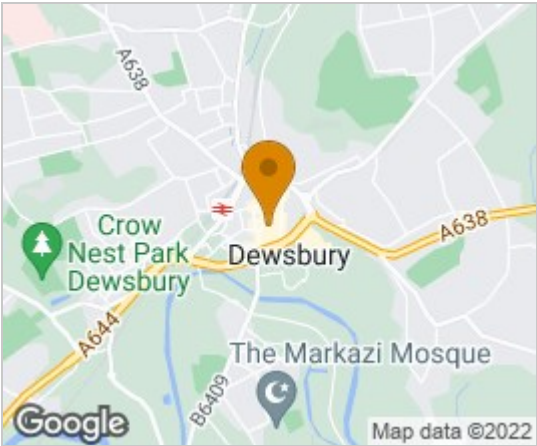
Location

The property is situated in Dewsbury town centre close to the pedestrianised market place. The Princess of Wales shopping precinct is nearby with occupiers including Boots and New Look. Westgate is a continuation of Northgate and leads into Church Street where it intersects with Daisy Hill. The nearby residents include Specsavers, Althams travel agents and a host of local solicitor firms

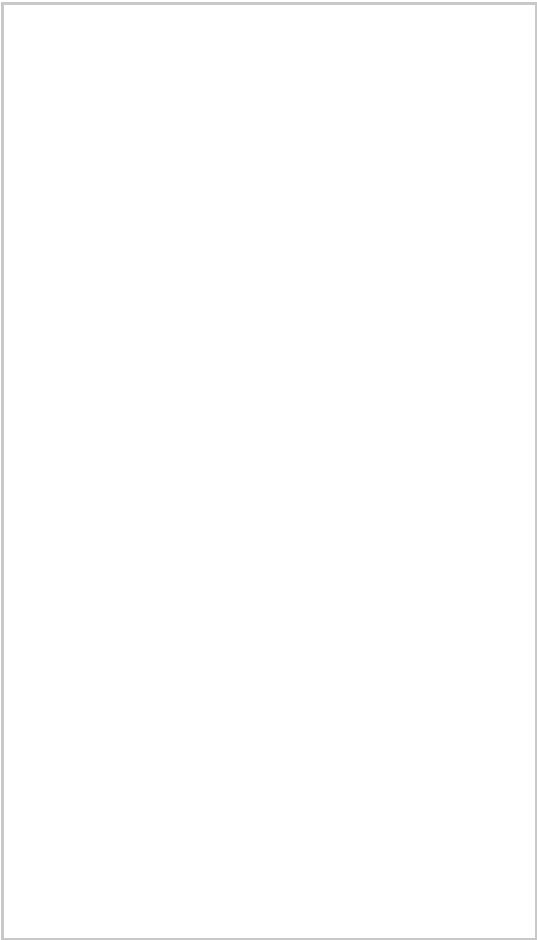
Accommodation

Measurements to follow

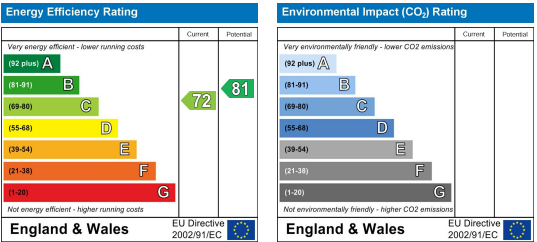
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.