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Northgate

Dewsbury, WF13 1DT

Auction Guide £225,000



AUCTION ENDS 11-01-2024 at 13:00

FOR SALE BY MODERN METHOD OF AUCTION WITH A STARTING BID OF £225,000 PLUS RESERVATION FEE OF 4.2%

Offered for sale is this impressive glass fronted property in the prominent Kingsway Arcade with a landmark building has frontage onto the pedestrian area with ample passing footfall between Northgate and Bradford Road. The Ground Floor is currently occupied by The Cocoa Lounge who have been occupants since 2018 and they are currently paying an annual rent of £13,000 PA with a Rent Review pending. The Landlord has previously let out the First Floor and the basement and the potential Rental income that can be produced annually is circa £28,200 Per Annum. Surrounding traders include Imsons, Imperial Blinds and Curtains and Jesters Chicken and a variety of town centre retail shops.



ENTRANCE

Through front door, with roller shutters internal shutters to all windows

RESTAURANT FLOOR & KITCHEN 37'2" x 13'8" (11.34m x 4.19m)

Wonderful glass fronted restaurant floor with kitchen area and front counter, access to first floor and basement function room.

FUNCTION ROOM 35'11" x 26'5" (10.97m x 8.06m)

Currently being used as a function room in the lower level with tiled floor and ceiling spot lights and further WC with vanity wash hand basin and storeroom. (949'20sqft/88.49Sqm)

FIRST FLOOR 37'0" x 27'11" (11.28m x 8.52)

Previously used as an extension to the current restaurant with its own wood burning pizza oven and restaurant seating area with separate access from the Kingsway Arcade. (96.21Sqm/1033.90sqft)

SECOND FLOOR 37'4" x 27'6" (11.40m x 8.40m)

Currently used as a storage area by the restaurant and has the same floor space (Approx 95.80sqm/1032sqft)

DESCRIPTION

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TERM

The freehold property is available with a starting bid of £225,000 plus reservation fee of 4.2%

OUTGOINGS

More information in respect of rates can be obtained from Kirklees Council on 01484 221814

LEGAL COSTS

All prospective buyers are responsible for their own legal costs including the auction pack

PLANNING

The property currently benefits from the use of CLASS A3 FOOD for hot food consumption and light refreshments.

VIEWING

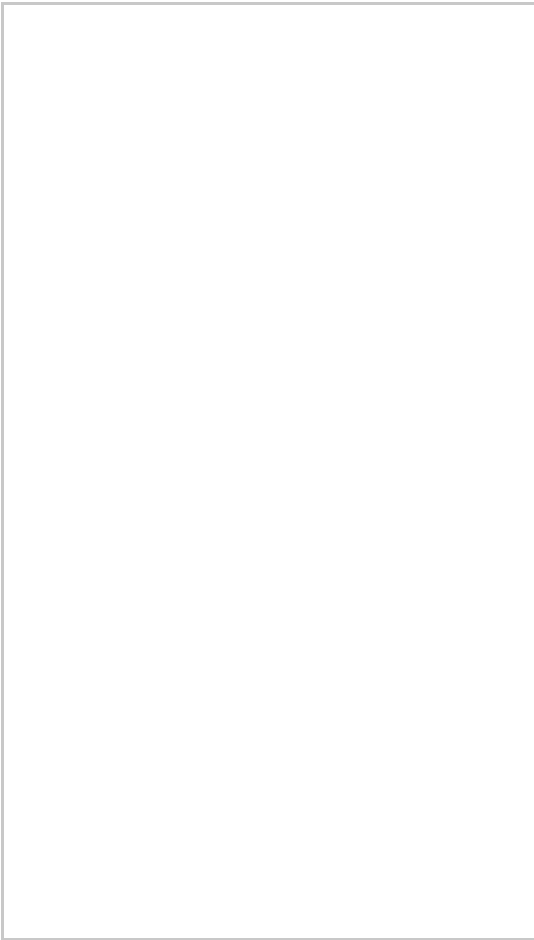
By calling the appointed agents on 01924 663222 or emailing dewsbury@hunters.com

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.

Area Map



Floor Plans



Energy Efficiency Graph

