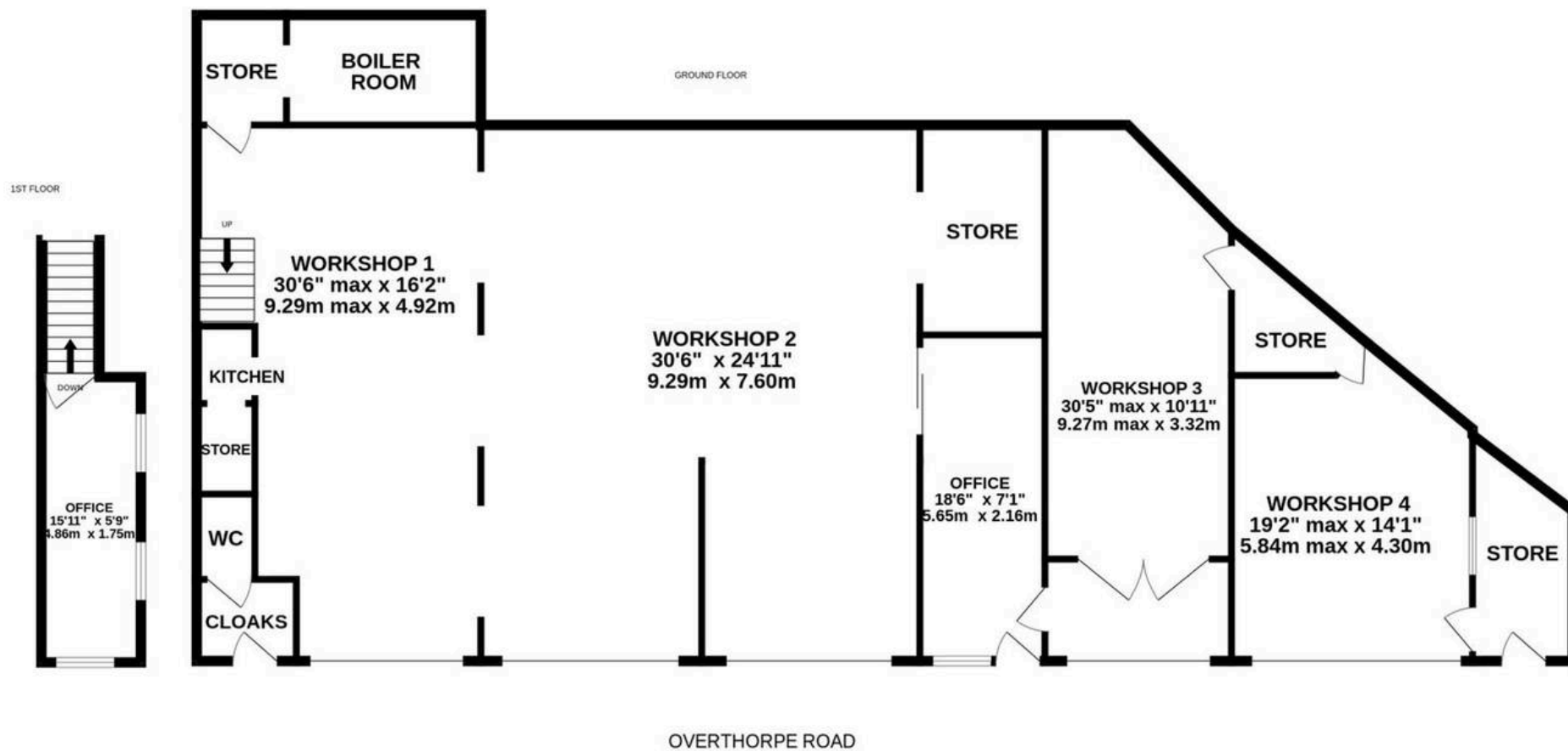




Hilltop Garage, Overthorpe Road, Overthorpe Road
Dewsbury

£4,000 pcm



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Hilltop Garage, Overthorpe Road

Overthorpe Road, Dewsbury

GARAGE/INDUSTRIAL UNIT WITH PROMINENT ROADSIDE FRONTAGE AND LARGE YARD AREA A fantastic opportunity for an owner occupier or investor to purchase prominent roadside commercial unit approximately 2,350 sq ft (218.09 sq m) and sits on a site of approximately 0.35 acres.

Council Tax band: TBD

Tenure: Freehold

- DETACHED BUILDING WITH EXCELLENT PARKING
- LARGE YARD
- ESTABLISHED GARAGE AND MOT BUSINESS AVAILABLE BY SEPARATE NEGOTIATION



PROPERTY

The property is a detached single storey unit currently operating as Garage, MOT centre and Body shop repair. There are 6 roller shutter doors giving access to 5 workshop bays and an office. There is also a small mezzanine with a further office and a ground floor W.C and tea point. The unit has a full MOT bay, car inspection pit and paint spray area. There is parking to the front, side and rear of the property. The property has a gross internal area of 2,350 sq ft (218.09 sq m). Please note the quoting rent is on the basis that the property will be taken vacant with all equipment removed. If an incoming occupier wishes to purchase the current business including the MOT business to continue to run the existing garage this can be agreed by separate negotiation at an additional one off payment and also would include all current garage equipment, an extensive itemised list of what is included is available upon application.

RENT

The property is available on a new full repairing and insuring lease for a term to be agreed at a quoting rent of £4,000pcm exclusive of rates and VAT. The Limited Company name, business, goodwill and equipment current within the building is available subject to separate negotiation. The property excluding the contents is available to purchase at offers around £450,000.

INSURANCE

The Landlord insures the building and recharges the tenant the insurance premium.

RATABLE VALUE

We are verbally informed by the Local Authority that







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