



**Hilltop Garage, Overthorpe Road**  
Dewsbury

Offers in Region of **£450,000**

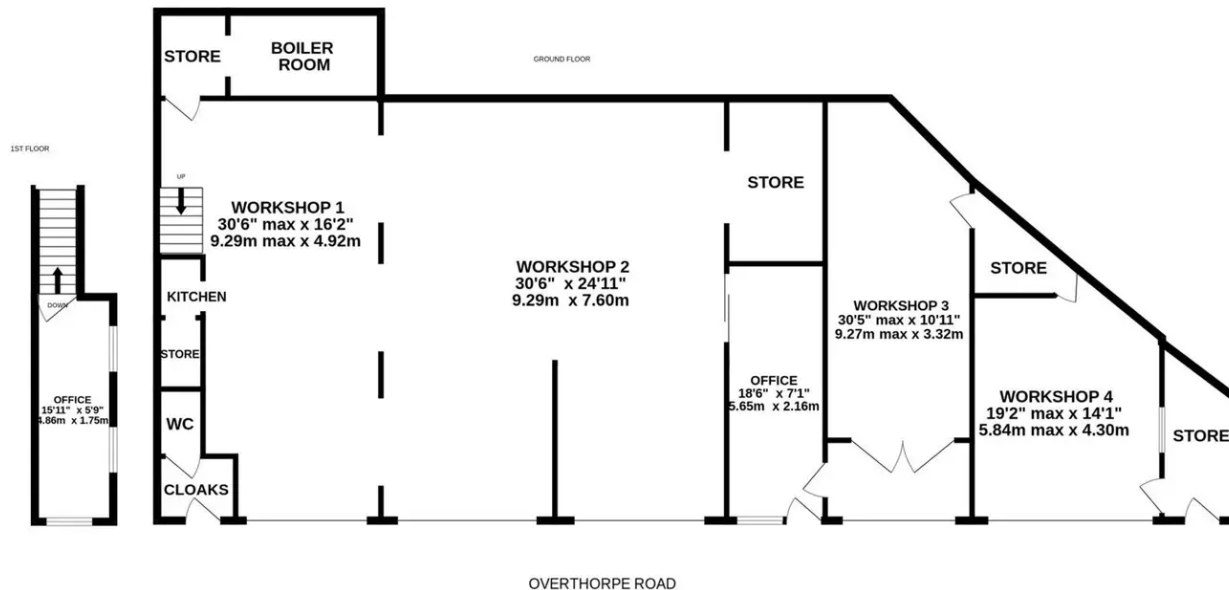
# Hilltop Garage

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 which has been used as garage and body shop repair by the current owner. The building extends to approximately 2,350 sq ft (218.09 sq m) and sits on a site of approximately 0.35 acres. There is good parking to the front, side and rear of the property and offers a purchaser to continue using the premises in their current form or potential for a variety of uses including potential residential development. There has previously been a successful application for residential development which has now lapsed but subject to re-application could easily be achieved.

Tenure: Freehold

- Freehold Roadside Garage/Industrial Property with large yard
- Development Opportunity
- Of interest to owner occupiers and investors



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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## LOCATION

The property fronts Overthorpe Road, Thornhill Edge close to the villages amenities and sat within a predominantly residential area. Dewsbury, Wakefield, and the M1 Motorway are all in easy reach.

## 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.

## RATABLE VALUE

We are verbally informed by the Local Authority that the property has a rateable value of £7,600.

## VIEWINGS

For further information or to make an appointment to view please contact Gina Powell ([gina.powell@simonblyth.co.uk](mailto:gina.powell@simonblyth.co.uk)) or Rebecca Blyth ([Rebecca.blyth@simonblyth.co.uk](mailto:Rebecca.blyth@simonblyth.co.uk)) on 01924 361631.

## VAT

VAT is not applicable to the purchase price.

## LEGAL FEES

Each party is responsible for their own legal fees incurred in the transaction.

## SUBJECT TO CONTRACT





## Simon Blyth Estate Agents

Simon Blyth Estate Agent

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Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
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