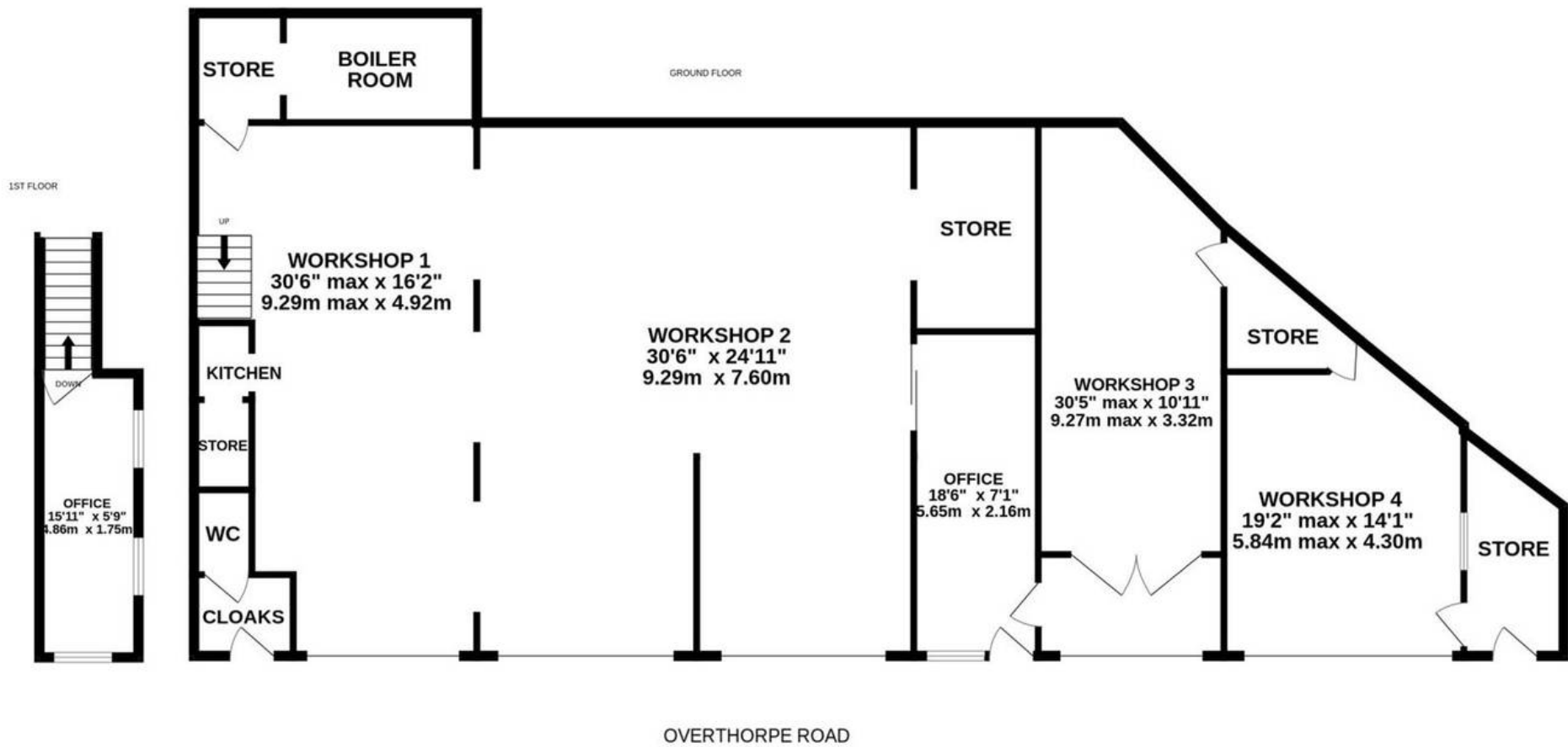




Hilltop Garage, Overthorpe Road,
Dewsbury, WF12

£3,000 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

Dewsbury

FULLY OPERATIONAL GARAGE WITH PROMINENT ROADSIDE FRONTAGE AND LARGE YARD AREA

A fantastic opportunity for start up Business or existing businesses looking to expand. Hilltop Garage is an established garage and body shop repair business and the unit is now available to rent with current extensive equipment included for use within the rent. 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 an incoming tenant an unique opportunity to continue using the premises in their current form or potential for other commercial uses.

- Fully equipped garage/body shop repair premises
- Prominent roadside location
- Large, gated yard to rear

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. 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 rent will include all current garage equipment, an extensive itemised list of what is included is available upon application. The property has a gross internal area of 2,350 sq ft (218.09 sq m).

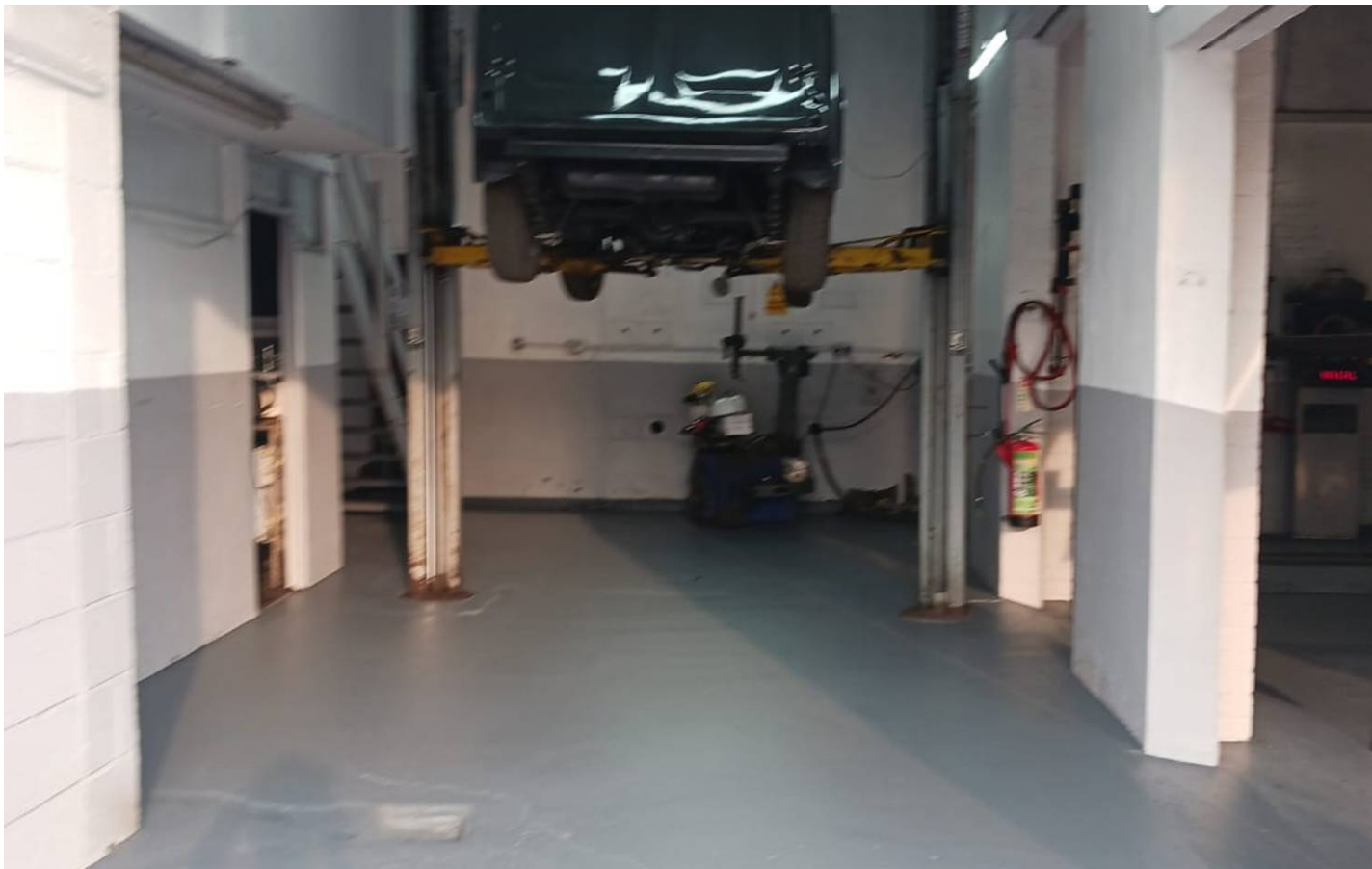
RENT

The property is available on a new full repairing and insuring lease for a term to be agreed at a quoting rent of £3,000pcm exclusive of rates and VAT. The Limited Company name 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 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) or Rebecca Blyth (Rebecca.blyth@simonblyth.co.uk) on 01924 361631.

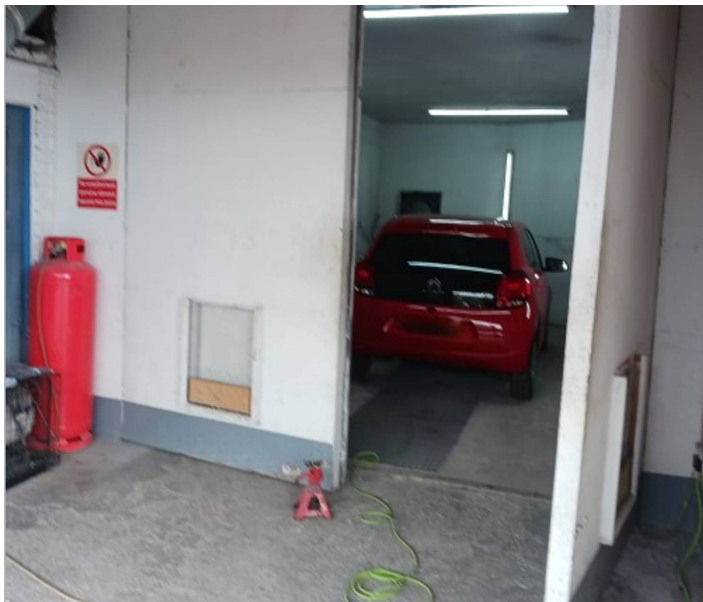
VAT

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



ADDITIONAL INFORMATION

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property.

Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 02/09/2024.

PROPERTY VIEWING NOTES -



Simon Blyth Estate Agents

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www.simonblyth.co.uk/

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