TO LET

UNITS 1 & 3 DEWSBURY BUS STATION ALDAMS ROAD, DEWSBURY, WEST YORKSHIRE WF12 8AR

1,141 - 1,410 sq ft
106 - 130.99 sq m

- Newly redeveloped bus station opportunity
- High footfall
- Prominent positions at station entrance
- Cafe/food/retail opportunity

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LOCATION

Dewsbury Bus Station occupies a prominent town centre position within Dewsbury, forming one of the principal public transport hubs serving Kirklees and the wider West Yorkshire region. The station benefits from excellent accessibility, lying adjacent to Dewsbury town centre's retail, leisure and commercial amenities and providing direct connections to surrounding towns including Wakefield, Huddersfield, Batley, Leeds and Bradford.

The property is strategically located approximately 9 miles south-west of Leeds, 8 miles east of Huddersfield and 10 miles north-west of Wakefield, with convenient access to Junctions 40 and 41 of the M1 motorway via the A638 and A644. Dewsbury Railway Station is situated within walking distance, providing regular rail services to Leeds, Huddersfield, Manchester and other regional destinations.

DESCRIPTION

Units 1 & 3 form part of the redevelopment of Dewsbury Bus Station which is expected to open at the start of 2027.

The bus station is being redeveloped through a partnership with West Yorkshire Combined Authority and Kirklees Council. The full renovation will ensure Dewsbury is an accessible modern bus station, providing customers with brand new facilities and two new catering/retail opportunities.

The units are in shell specification ready for an incoming tenant to fit out to their own requirements. The specification includes exposed ceilings with lighting and automated entrance doors.

ACCOMMODATION

Unit 1 - 1,141 sq ft / 106 m2
Unit 3 - 1,410 sq ft / 131 m2

TERMS

The property is available by way of an internal repairing and insuring lease for a term of years to be agreed.

RENT

Unit 1 - £17,500 per annum
Unit 3 - £22,500 per annum

SERVICE CHARGE

There will be a service charge to cover maintenance of the common parts.

Further details are available on request.

RATEABLE VALUE

The units will need to be individually assessed to provide new Rateable Value assessments.

EPC

The units have been assessed to provide the following Energy Performance ratings:
Unit 1 - EPC A
Unit 3 - EPC A

LEGAL COSTS

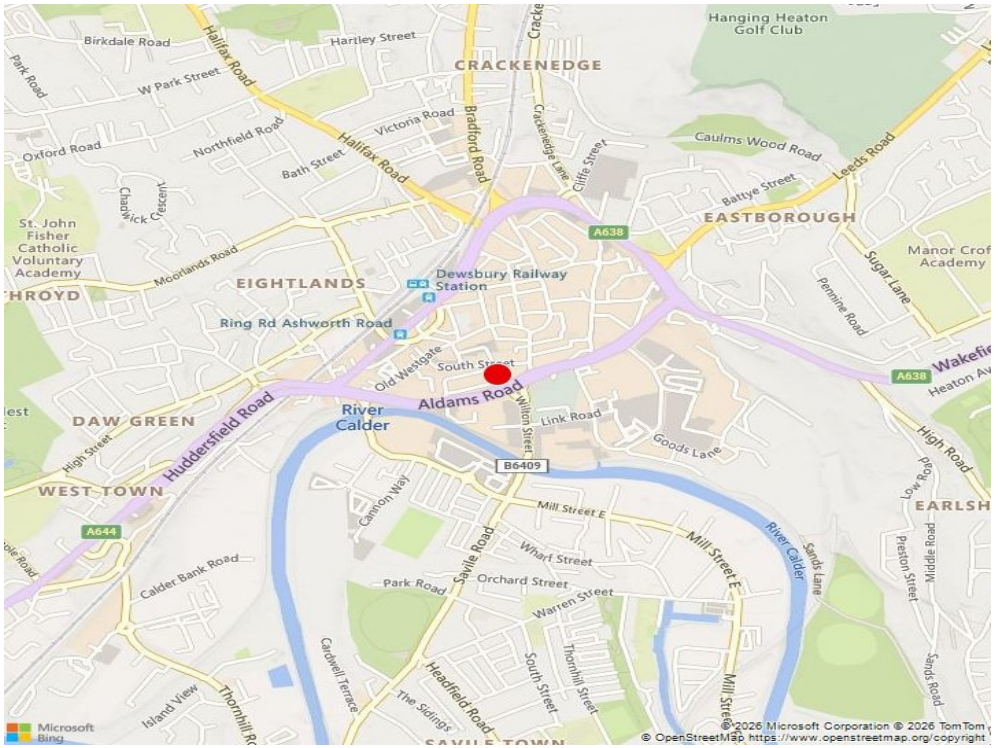
Each party to be responsible for the payment of their own legal costs.

VAT

The property is VAT elected.

VIEWING

Strictly by appointment with agents.



CONTACT

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IMPORTANT INFORMATION

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