

# Lot 39

£19,000 per annum  
exclusive

## 22 Bond Street, Dewsbury WF13 1AU Freehold Office Investment



### Key Details

- Located approximately 100 metres from Dewsbury railway station
- Residential conversion potential (subject to consents)
- VAT-free investment
- Neighbouring occupiers include a mix of professional occupiers including solicitors and accountants
- Princess of Wales Shopping Centre is located nearby, with occupiers including Boots the Chemist, Argos, EE, WHSmith, Greggs and Poundland

### Location

**Miles:** 9 miles south-west of Leeds  
10 miles south-east of Bradford  
**Roads:** A638, A644, M1 (junction 40), M62 (junction 25)  
**Rail:** Dewsbury Railway Station  
**Air:** Leeds Bradford Airport

### Situation

The property is situated on the north side of Bond Street, which is popular with professional occupiers including a number of solicitors firms, approximately 100 metres from Dewsbury railway station. Princess of Wales Shopping Centre is located nearby, with occupiers including Boots the Chemist, Argos, EE, WHSmith, Greggs and Poundland, with other occupiers in the town including Costa Coffee, Wilko and JD Wetherspoon.

### Description

The property includes an attractive office building comprising ground, first and second floor office accommodation with basement storage accommodation. The property benefits from rear access via Croft Street. The property may also benefit from residential conversion potential (subject to consents).

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Six Week Completion

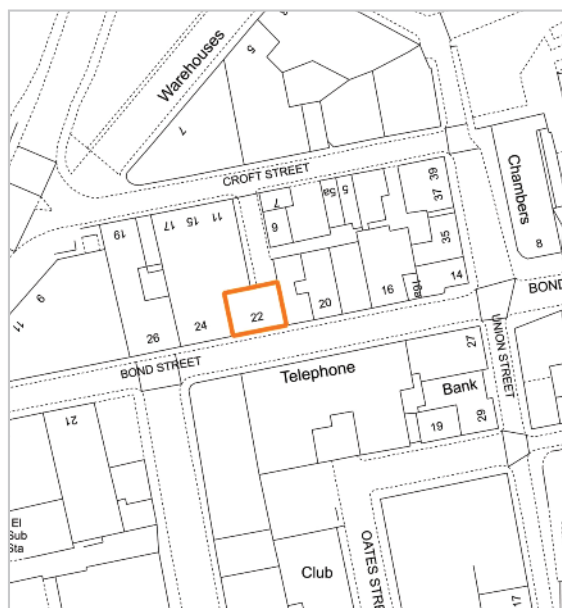
### Energy Performance Certificate

Band E. See legal pack at acuitus.co.uk.

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Office	53.50 sq m (576 sq ft)	INDIVIDUALS	15 years from	£19,000	26/07/2023
First	Office	63.30 sq m (681 sq ft)	t/a Switalskis	27/07/2008 on		
Second	Office	59.05 sq m (636 sq ft)	Family Law	a full repairing		
Basement	Storage	12.00 sq m (129 sq ft)		and insuring		
				lease		
<b>Totals</b>		<b>187.85 sq m (2,022 sq ft)</b>			<b>£19,000</b>	

(1) Switalskis was founded in 1993 and is now one of Yorkshire's largest legal firms with 22 directors and approximately 250 staff in 11 Yorkshire locations (source: [www.switalskis.com](http://www.switalskis.com)).



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.

**Acuitus**  
**John Mehtab**  
+44 (0)20 7034 4855  
[john.mehtab@acuitus.co.uk](mailto:john.mehtab@acuitus.co.uk)

**Acuitus**  
**Billy Struth**  
+44 (0)20 7034 4854  
[billy.struth@acuitus.co.uk](mailto:billy.struth@acuitus.co.uk)

**Seller's Solicitors: DMB Law**  
**Anita Punyer**  
+44 (0)1732 228803  
[anita@dmblaw.co.uk](mailto:anita@dmblaw.co.uk)