



**WEST PARK HOUSE
WEST PARK STREET
DEWSBURY, WF13 4LA**



FOR SALE

**Fully let, income producing residential investment, with potential
for development, and rental growth**

**Total gross income currently £177,580 PA from 34 private
individual tenants**

PRICE – Upon Application

WEST PARK HOUSE, WEST PARK STREET DEWSBURY, WF13 4LA

LOCATION

The property is situated just over half a mile to the North West of Dewsbury Town Centre, in an established, and well known residential location. The building has direct access from West Park Street, which in turn, is approached from Halifax Road (A638), and runs parallel to Oxford Road, a well known and popular residential address.

West Park Street includes a large number of substantial, detached, and terraced residences, mainly occupying large plots, some with secure grounds, and ample car parking.

DESCRIPTION

The property comprises a large former care home, building, which has been converted to provide a total of 33 ensuite units, having shared kitchen facilities. And onsite, external car parking.

The property may be suitable for additional development, subject to appropriate planning and other consents being obtained.

The West Park House is currently producing a gross annualised rental of £177,580 per annum. Further information on tenancies, and running costs is available upon application to the sole selling agents.

SERVICES

The property benefits from the provision of mains electric, water and drainage. One of the flats has a gas supply.

Please Note: None of these services have been tested and prospective tenants are advised to satisfy themselves as to their condition and type.

OUTGOINGS

The property is assessed under one Council Tax rating as Band H.

The Council Tax Payable for 2022/2023 is £3,981.74

PRICE

Upon Application – subject to tenancies.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC (Energy Performance Certificate) rating of C

VAT

All prices and rentals quoted are exclusive of any VAT liability – if applicable.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful tenant.

VIEWING

Strictly by prior appointment with the sole selling agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

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MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

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