

# TIME PIECE

11-15A NORTHGATE · DEWSBURY · WF13 1DS

**FREEHOLD**  
**PUBLIC HOUSE IN PRIME TOWN**  
**CENTRE LOCATION**



**CBRE** savills



# TIME PIECE

11-15A NORTHGATE · DEWSBURY · WF13 1DS

- **Freehold**
- **Busy town centre location**
- **Three-storey property**
- **Attractive beer garden to the rear**
- **Late licence**
- **Offers in the region of £350,000, plus VAT if applicable**

## LOCATION

Dewsbury is a busy minster town in West Yorkshire, approximately 9 miles north east of Huddersfield, 9 miles west of Wakefield and 10 miles southwest of Leeds. The town is well served by bus and rail links to surrounding towns.

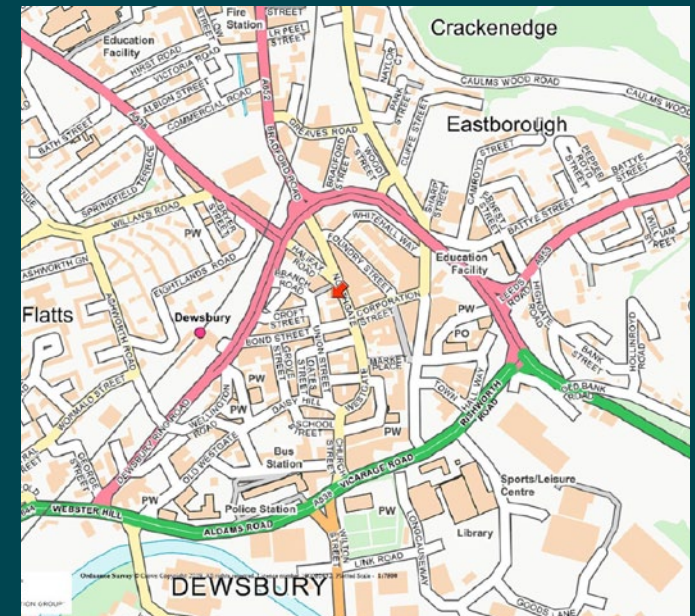
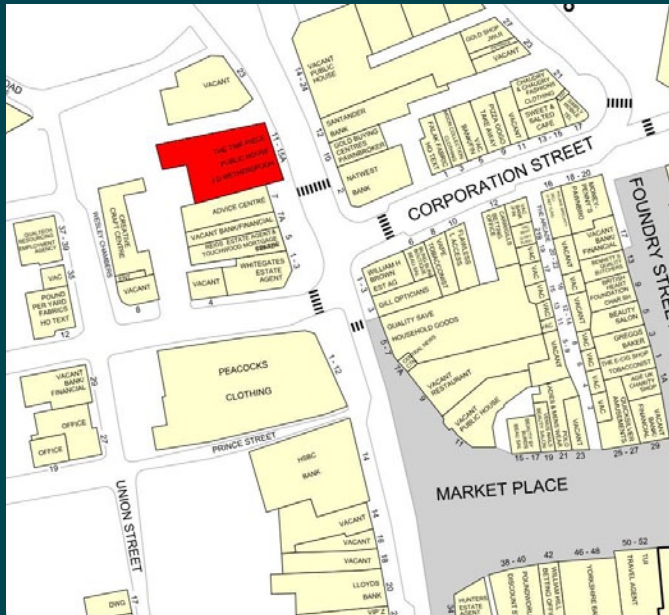
The Time Piece occupies a prominent location on Northgate, close to its junction with Corporation Street on the northern side of the town. The surrounding area is mostly retail uses.

## DESCRIPTION & ACCOMMODATION

The Time Piece comprises an attractive three-storey building of traditional stone construction beneath a pitched slate covered roof. There is a small beer garden to the rear.

Ground Floor - Trading accommodation with bar servery to one side. This area is laid out to provide a variety of tables and seating. Disabled WC's are also provided at this level.

Upper Floors - The first floor provides customer WC's and additional seating. The beer cellar is also located on this floor. The second floor provides catering kitchen together with stores, offices and staff rooms.



# TIME PIECE

11-15A NORTHGATE · DEWSBURY · WF13 1DS



## APPROXIMATE FLOOR AREAS - GIA

Floor	Description	Sq.m	Sq.ft
Ground	Trading & Ancillary	313	3,365
First	Trading & Ancillary	Not measured	Not measured
Second	Ancillary	Not measured	Not measured
Total		313	3,365

Purchasers are advised to check these areas which are indicative only and show best estimates under the current configuration.

## TENURE

The property is held freehold.

## RATEABLE VALUE & EPC

2017 Rateable Value – £62,000

EPC – E-116

## PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol until 12.30am Sunday to Thursday and 1am on Friday and Saturday



# TIME PIECE

11-15A NORTHGATE · DEWSBURY · WF13 1DS

## TRADING INFORMATION

Historic trading information may be available to interested parties upon written request.

## FIXTURES AND FITTINGS & STOCK

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

## VIEWINGS & TERMS

Interested parties are asked to undertake discreet customer visits in the first instance. No formal viewings will be permitted unless arranged through the joint selling agents CBRE and Savills. Under no circumstances should any direct approach be made to any of our clients staff.

Offers in the region of £350,000, plus VAT if applicable, are invited for the benefit of our clients freehold interest.

To see further available JD Wetherspoon Public Houses across England, Scotland and Wales please visit:

[www.jdwdisposals.co.uk](http://www.jdwdisposals.co.uk)



# CBRE

**Sam Potrykus**

T: 0113 3948873

M: 07554 417992

[sam.potrykus@cbre.com](mailto:sam.potrykus@cbre.com)

**James Brindley**

T: 020 7182 2651

M: 07827 356616

[James.brindley@cbre.com](mailto:James.brindley@cbre.com)



**Jeff Wraith**

T: 0161 2368 644

M: 07825 626666

[jeff.wraith@savills.com](mailto:jeff.wraith@savills.com)

**Stuart Stares**

T: 020 7299 3088

M: 07807 999841

[sstares@savills.com](mailto:sstares@savills.com)

**DISCLAIMER:** April 2019

CBRE Limited and Savills on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that:

**1.** These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. **2.** Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. **3.** No person in the employment of CBRE Limited or Savills plc has any authority to make any representation or warranty whatsoever in relation to this property. **4.** Unless otherwise stated, all prices and rents are quoted exclusive of VAT.