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Wakefield Road, Dewsbury, WF12 8DJ

Empire House, Dewsbury

**Opportunity to acquire a
landmark building in Yorkshire**



Investment Highlights

A highly functional and diverse building, situated in a prime location, next to Dewsbury Town Hall.

Empire House presents a rare opportunity to acquire a substantial mixed-use asset in the heart of Dewsbury, combining stable income, strong civic tenants, and significant development potential.

Location

Centrally positioned in Dewsbury, Empire House benefits from excellent transport links, civic prominence, and proximity to local amenities.

Current Occupancy

Occupied: ~77% by area.

Vacant: ~12,200 sq ft across upper floors

Income Profile

Passing Gross Income: ~£262,500 pa.

Net Income (post non-recoverables): ~£108,500 pa

WAULT: ~1.9 years to break / ~2.2 years to expiry

Principal Tenants

Kirklees Citizens Advice & Law Centre, Fusion Housing, Cloverleaf Advocacy + Ground floor retail: Post Office, Café Etienne, Dental Surgery

Immediate Upside

Currently in negotiations with medical occupier £42k pa. Also in discussions with an educational occupier (7–8k sq ft) could boost net income by ~£75k pa

Asking:

Offers in excess of £2m



A Prime Mixed-Use Investment Opportunity with Development Upside

Empire House offers a rare chance to acquire a substantial mixed-use building in the heart of Dewsbury. With a strong civic tenant base, immediate income, and significant development potential, this asset is ideally positioned for investors seeking both stability and upside. Centrally located with excellent transport links and local amenities, Empire House is currently 77% occupied by area, with approximately 12,200 sq ft of vacant space across the upper floors. The building generates a passing gross income of approximately £262k per annum, with a net income of around £108k per annum with lettings in progress. The weighted average unexpired lease term stands at 1.9 years to break and 2.2 years to expiry, offering a blend of short-term flexibility and medium-term security.

The principal occupiers include Kirklees Citizens Advice & Law Centre, Fusion Housing, and Cloverleaf Advocacy-organisations with deep community roots and strong reputational value. The ground floor retail units are let to established tenants such as the Post Office, Cafe Etienne, and a Dental Surgery, providing consistent footfall and civic engagement. Currently in advanced negotiations with a medical occupier, with a rental income of £42,000 per annum agreed - increasing the net rent. Discussions are underway with a prospective educational occupier requiring 7,000–8,000 sq ft in the near term, which could deliver an additional £75,000 per annum in net income. Both agreements create an immediate value-add opportunity for prospective buyers.



Strategic Potential & Development Pathways*

Empire House is more than a stable investment—it's a platform for growth.

Permitted Development Opportunity

Planning advice secured for conversion of part into 74 self-contained residential units, while retaining the ground and lower-ground floors as commercial space.

Projected Stabilized Income

Commercial Net Income: ~£100k pa post-conversion

Residential Land Value: ~£1–£1.2m

Combined Land + Commercial Value: ~£2.2m

Value-Add Strategy

Reposition vacant upper floors for residential or educational use.
Enhance WAULT through lease re-gears or new tenancies.
Diversify income with civic, retail, and educational tenants

Appeal to Owner-Occupiers

Potential to occupy part of the building while benefiting from rental income. Flexible configuration for educational, healthcare, or community use. Strong civic footprint and local goodwill.

*subject to necessary consents



Empire House is more than a stable income-producing asset—it's a platform for strategic growth and long-term value creation. Planning advice has been secured to convert the first to fifth floors into 74 self-contained residential flats under Permitted Development rights. This would retain the ground and lower-ground floors as commercial accommodation, with a projected stabilized net income of approximately £100,000 per annum. Based on current assumptions, the residential land value is estimated at £1–£1.2 million, with the combined land and commercial value reaching approximately £2.2 million.

This dual-use configuration allows investors to unlock latent value while maintaining a diversified income stream. The vacant upper floors offer flexibility for residential, educational, or healthcare use, while the existing tenant mix provides civic credibility and operational resilience. Owner-occupiers may also find appeal in occupying part of the building while benefiting from rental income across the rest of the estate. The building's scale, location, and civic footprint make it well-suited to educational institutions, community organisations, or hybrid commercial-residential operators.



Summary & Pricing

Empire House offers a compelling blend of income, occupancy, and upside.

Why Invest in Empire House?

- Strong civic tenant mix with social impact credentials
- Immediate income with scope to grow
- Planning pathway for residential conversion
- Central Dewsbury location with regeneration momentum
- Attractive yield and capital uplift potential

Guide Price:

Offers invited in excess of £2 million

Empire House presents a compelling blend of income, occupancy, and development upside. With a guide price of offers invited in excess of £2 million, the asset offers attractive yield potential and scope for capital uplift. Investors will benefit from a strong civic tenant mix, immediate income, and a clear pathway to residential conversion. The building's central Dewsbury location aligns with broader regeneration momentum, while its flexible configuration supports a range of future uses.

Whether you're seeking a stable investment with social impact credentials or a strategic redevelopment opportunity, Empire House delivers.





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