

Prime retail opportunity in popular shopping precinct in Dewsbury

Ground floor sales
365.38m² (3,933ft²)

- Available as a whole or potential to be split
- Situated in a busy pedestrianised precinct anchored by **Boots**
- Prime position within the scheme with excellent frontage
- Long term, temporary or flexible options are available
- Nearby tenants include **EE, Holland and Barrett and Greggs**
- Quoting rent - £24,000 per annum exclusive



TO LET



Location



Gallery



Contact

Location

The Princess of Wales Precinct is a prominent retail destination in the heart of Dewsbury, a popular market town in West Yorkshire with a population of 63,722.

The Scheme

The Princess of Wales Shopping Centre is an open-air, pedestrianised precinct comprising of 26 retail units over 83,000 sq ft of space. The scheme is home to a wide range of both national operators to include Boots, Vodafone, EE and Greggs, alongside independents such as Fone Planet and Hollywood Nails.

Accommodation

The property provides the following approximate areas:

Description	m ²	ft ²
Ground Floor Sales	365.38	3,933
First Floor	473.89	5,101
ITZA	161.46	1,738
Total	839.27	9,034

(This information is given for guidance purposes only.)





Lease Terms

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

Rent

The property is available at a rent of:

£24,000 per annum exclusive

Service Charge & Insurance

It is understood that the service charge attributable to this unit in 2026 is £10,641 per annum and the insurance is £4,049 per annum.

Planning

We understand the property benefits from planning consent for **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant and office use. This information is for guidance only and all parties should check themselves with the local planning authority.

EPC

The property has an EPC rating of 40 falling in Band B.

VAT

VAT is applicable at the prevailing rate.



Please [click here](#) to read our "Property Misdescriptions Act". E&OE.

Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Rateable Value from 1st April 2026: £42,000

From 1st April 2026 rates payable for qualifying retail, hospitality and leisure (RHL) businesses is based on a multiplier of: 38.2p. This information is for guidance only and all parties should check themselves with the local billing authority.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-



Ellis Cullen
07450 972 111
ellis.cullen@fhp.co.uk

Dominic Alston
07890 568 077
dom.alston@fhp.co.uk

ESTAMA

Where trust matters.

Sandy Nimmo
07554 430 955
sandy.nimmo@estama.co.uk

30/06/2025

Fisher Hargreaves Proctor Ltd.
10 Oxford Street
Nottingham, NG1 5BG