

Prime retail opportunity in popular shopping precinct in Dewsbury

Ground floor sales
141.21m² (1,520ft²)

- Ready for immediate occupation
- Central position within the scheme
- Popular thoroughfare through to Dewsbury Bus Station
- Busy pedestrianised precinct anchored by **Boots**
- Nearby tenants include **EE**, **Holland and Barrett** and **Greggs**
- Quoting rent - £25,000 per annum exclusive



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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. The scheme is home to a wide range of both national and regional operators to include Boots, Vodafone, EE, Holland and Barratt and Greggs.

Accommodation

The property provides the following approximate areas:

Description	m ²	ft ²
Ground Floor Sales	141.21	1,520
First Floor	128.48	1,383
ITZA	77.76	837
Total	269.69	2,903

(This information is given for guidance purposes only)





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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:

£25,000 per annum exclusive

Service Charge & Insurance

It is understood that the service charge attributable to this unit in 2025 is £4,223 per annum and the insurance is £1,264 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.



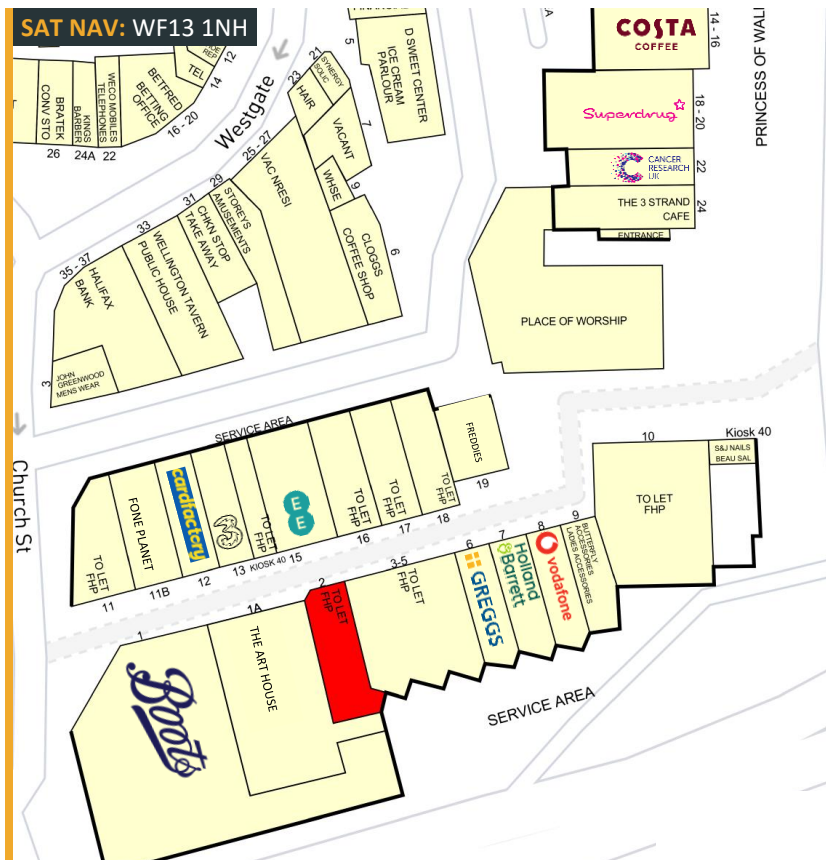
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Business Rates

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

Rateable Value (RV): £24,750

UBR Multiplier: 49.9p

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (up to a total saving of £110,000 per business). 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:-



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