

## Prime retail opportunity in popular shopping precinct in Dewsbury

Ground floor sales  
271.37m<sup>2</sup> (2,921ft<sup>2</sup>)

- Central position within the scheme
- Available as a whole or potential to be split
- Busy pedestrianised precinct anchored by **Boots** and nearby tenants include **EE**, **Vodafone** and **Holland and Barrett**
- Quoting rent - £40,000 per annum exclusive



TO LET



Location



Gallery



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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, Vodaphone, EE, Holland and Barratt and Greggs.

## Accommodation

The property provides the following approximate areas:

| Description        | m <sup>2</sup> | ft <sup>2</sup> |
|--------------------|----------------|-----------------|
| Ground Floor Sales | 271.37         | 2,921           |
| First Floor        | 166.48         | 1,792           |
| ITZA               | 168.15         | 1,810           |
| <b>Total</b>       | <b>437.85</b>  | <b>4,713</b>    |

(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:

**£40,000 per annum exclusive**

## Service Charge & Insurance

It is understood that the service charge attributable to this unit in 2025 is £6,856 per annum and the insurance is £2,052 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): £51,500

UBR Multiplier: 54.6p

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:-



**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

**Fisher Hargreaves Proctor Ltd.**

10 Oxford Street

Nottingham, NG1 5BG

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