

## Prime retail opportunity in popular shopping precinct in Dewsbury

**Ground floor sales  
320.98m<sup>2</sup> (3,455ft<sup>2</sup>)**

- Highly prominent unit with strong return frontage
- Busy pedestrianised precinct anchored by **Boots** in close proximity to Long Causway
- Suitable for a variety of uses (subject to planning)
- Nearby tenants include **EE**, **Holland and Barrett** and **Greggs**
- Quoting rent - £40,000 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

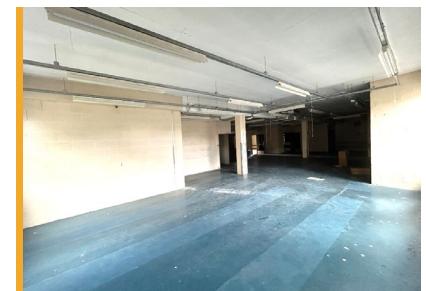
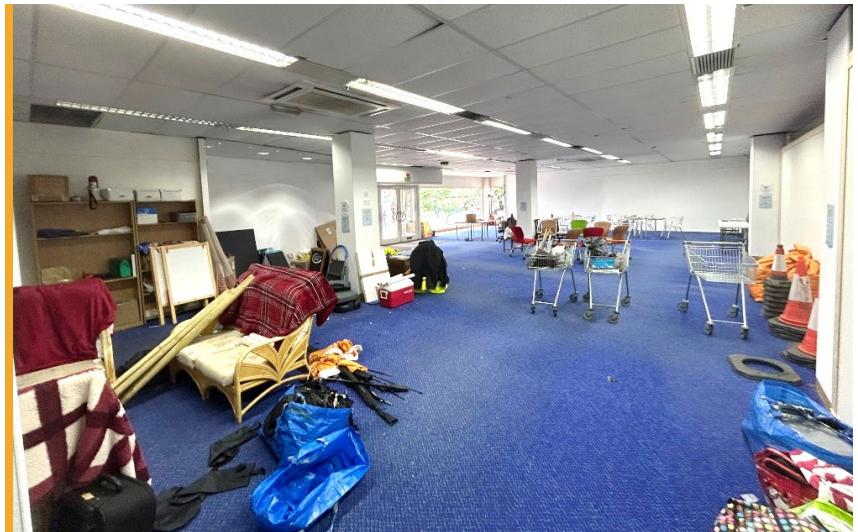
The Princess of Wales Shopping Centre is an open-air, pedestrianised precinct comprising of 26 retail units over 83,000 sq ft of space. The scheme is home to a wide range of both national operators to include Boots, Vodafone, EE and Greggs, alongside independents such as Fone Planet and Hollywood Nails.

## Accommodation

The property provides the following approximate areas:

Description	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Sales	320.98	3,455
First Floor	269.88	2,905
ITZA	167.32	1,801
<b>Total</b>	<b>590.86</b>	<b>6,360</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

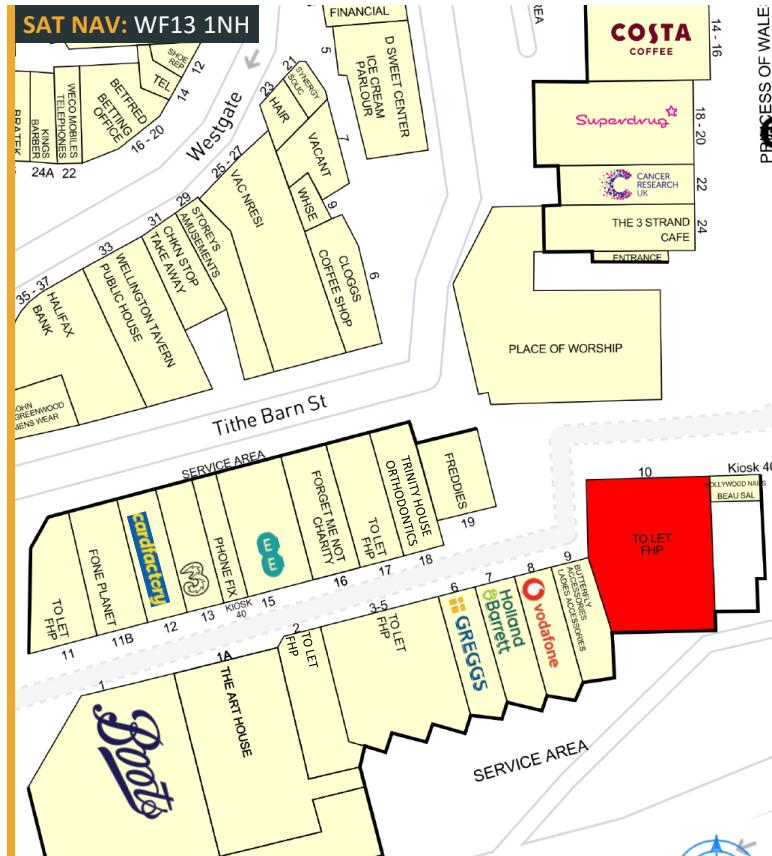
It is understood that the service charge attributable to this unit in 2026 is £9,253 per annum and the insurance is £2,769 per annum.

## 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.



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 (RV): £50,000  
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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**ESTAMA**

Where trust matters.

30/06/2025

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