

## Prime retail opportunity in popular shopping precinct in Dewsbury

Ground floor sales  
191.83m<sup>2</sup> (2,065ft<sup>2</sup>)

- Busy pedestrianised precinct anchored by **Boots**
- Strong return frontage onto Church Street
- Regularly configured unit ready for immediate occupation
- Nearby tenants include **EE**, **Card Factory** and **Greggs**
- Quoting rent - £30,000 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. The scheme is home to a wide range of both national and regional operators to include Boots, Vodaphone, EE, Card Factory and Greggs.

## Accommodation

The property provides the following approximate areas:

Description	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Sales	191.83	2,065
First floor	222.70	2,397
<b>Total</b>	<b>414.53</b>	<b>4,462</b>

(This information is given for guidance purposes only)

## EPC

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





## 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:

**£30,000 per annum exclusive**

## Service Charge & Insurance

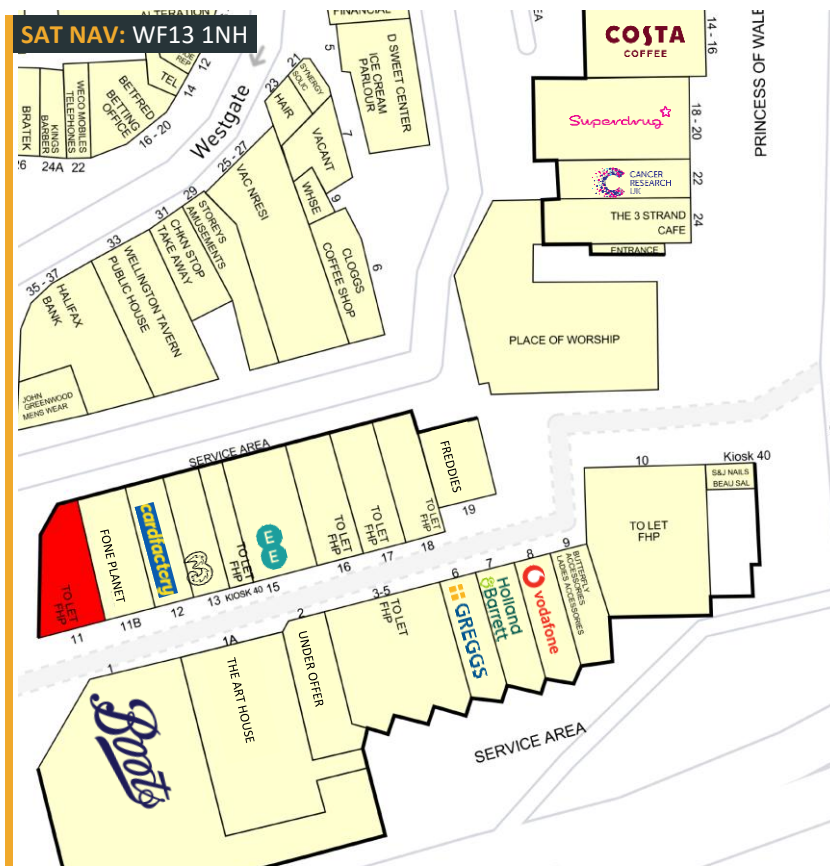
It is understood that the service charge attributable to this unit in 2025 is £6,889 per annum and the insurance is £2,074 per annum.

## 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.





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): £40,250

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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