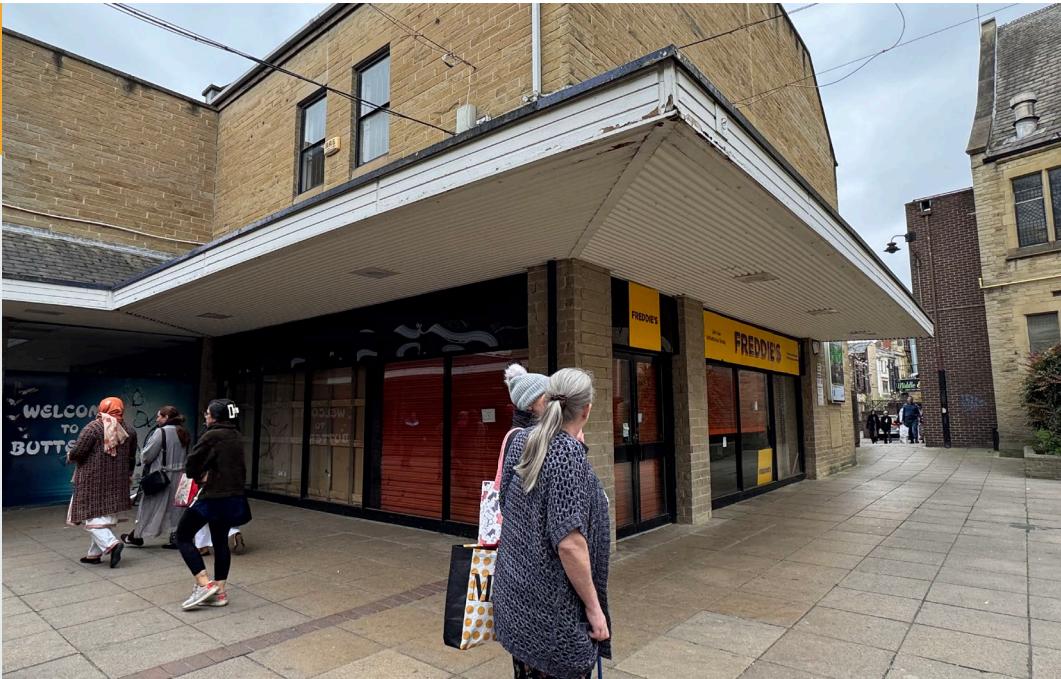


Prime retail opportunity in popular shopping precinct in Dewsbury

**Ground floor sales
90.21m² (971ft²)**

- Busy pedestrianised precinct anchored by **Boots**
- Prominent glazed frontage
- Available on short term flexible options
- Nearby tenants include **EE**, **Holland and Barrett** and **Greggs**
- Quoting rent - £20,000 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	90.21	971
First Floor	80.73	869
ITZA	70.88	763
Total	170.94	1,840

(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:

£20,000 per annum exclusive

Service Charge & Insurance

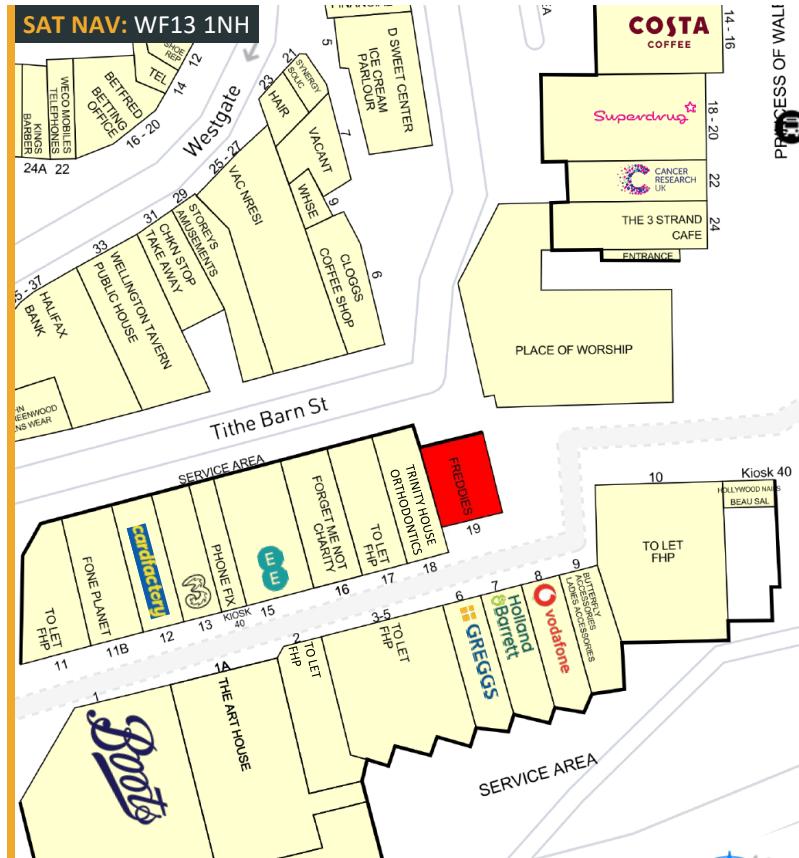
It is understood that the service charge attributable to this unit in 2026 is £2,660 per annum and the insurance is £801 per annum.

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): £20,500

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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