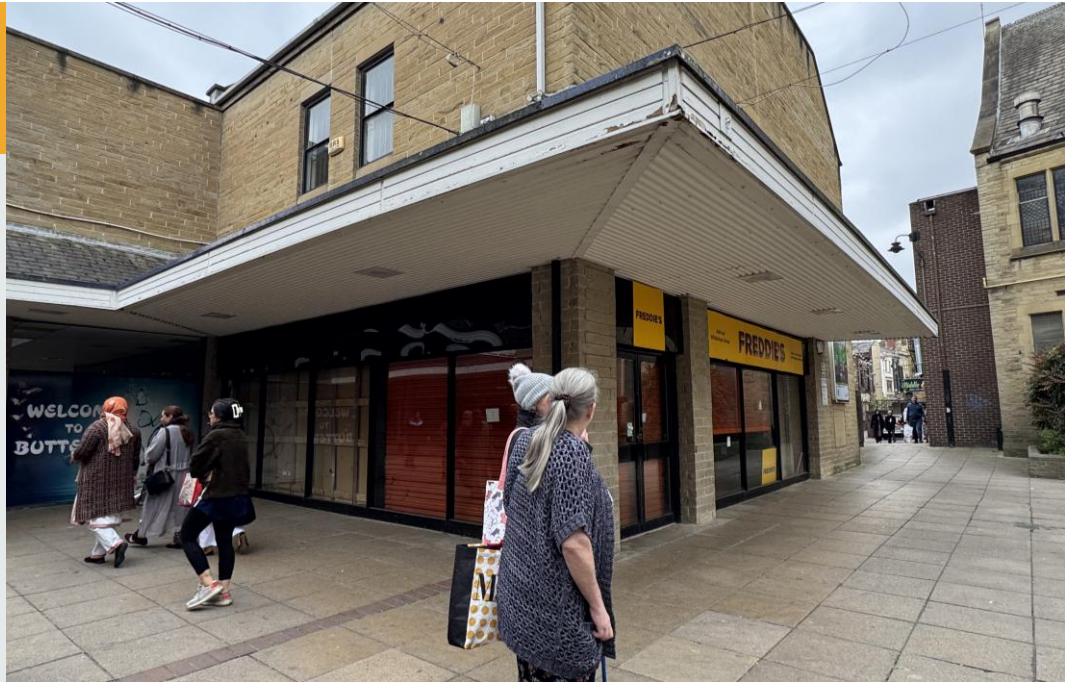


Prime retail opportunity in popular shopping precinct in Dewsbury

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. 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	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 2025 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.



10 Oxford Street
Nottingham, NG1 5BG