

Unit 26 | 12 Long Causeway | Dewsbury | WF12 8EN

## Prime retail unit in Dewsbury Town Centre

### Ground floor sales 85.66m<sup>2</sup> (922ft<sup>2</sup>)

- Prime position on Long Causeway with strong footfall
- Ready for immediate occupation
- Class E consent
- Long term, temporary or flexible options are available
- Nearby tenants include **Costa Coffee, Cancer Research, Superdrug and Admiral Casino**
- Quoting rent - £18,000 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.

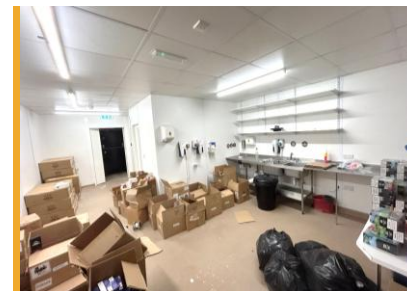
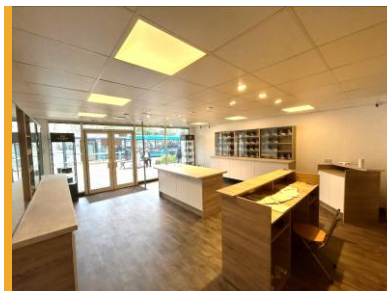
The subject premises is prominently positioned centrally in the parade with an excellent mix of operators in the vicinity to include Superdrug, Admiral Casino, Costa Coffee and Cancer Research.

## Accommodation

The property provides the following approximate areas:

| Description        | m <sup>2</sup> | ft <sup>2</sup> |
|--------------------|----------------|-----------------|
| Ground Floor Sales | 85.66          | 922             |
| First Floor        | 54.72          | 589             |
| ITZA               | 56.95          | 613             |
| <b>Total</b>       | <b>140.38</b>  | <b>1,511</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:

**£18,000 per annum exclusive**

## Service Charge & Insurance

It is understood that the service charge attributable to this unit in 2026 is £1,937 per annum and the insurance is £677 per annum.

## Planning

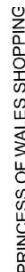
We understand the property benefits from planning consent for **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant and office use. This information is for guidance only and all parties should check themselves with the local planning authority.

## EPC

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

## VAT

VAT is applicable at the prevailing rate.

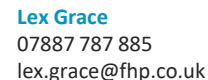


We understand from the Valuation Office Agency that the property is assessed as follows:

**Rateable Value from 1<sup>st</sup> April 2026: £13,250**

From 1st April 2026 rates payable for qualifying retail, hospitality and leisure (RHL) businesses is based on a multiplier of: 38.2p. This information is for guidance only and all parties should check themselves with the local billing authority.

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

**Sandy Nimmo**  
07554 430 955  
sandy.nimmo@estama.co.uk

**Fisher Hargreaves Proctor Ltd.**  
10 Oxford Street  
Nottingham, NG1 5BG

**ESTAMA**  
Where **trust** matters.

30/06/2025