

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

Prime retail unit in Dewsbury Town Centre

Ground floor sales
85.66m² (922ft²)

- Prime position on Long Causeway with strong footfall
- Ready for immediate occupation
- Class E consent
- Nearby tenants include **Costa Coffee, Cancer Research, Superdrug** and **Admiral Casino**
- Quoting rent - £25,000 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.

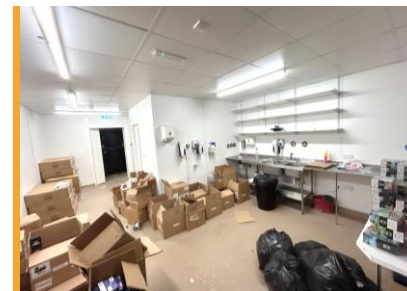
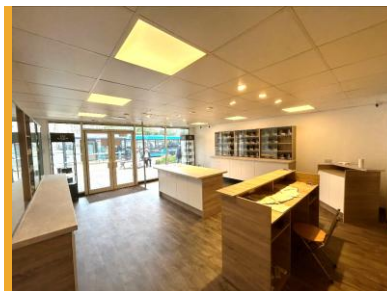
The subject premises is prominently positioned centrally in the parade with an excellent mix of operators in the vicinity to include Superdrug, Admiral Casino, Costa Coffee and Cancer Research.

Accommodation

The property provides the following approximate areas:

Description	m ²	ft ²
Ground Floor Sales	85.66	922
First Floor	54.72	589
ITZA	56.95	613
Total	140.38	1,511

(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:

£25,000 per annum exclusive

Service Charge & Insurance

It is understood that the service charge attributable to this unit in 2025 is £2,242 per annum and the insurance is £658 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.



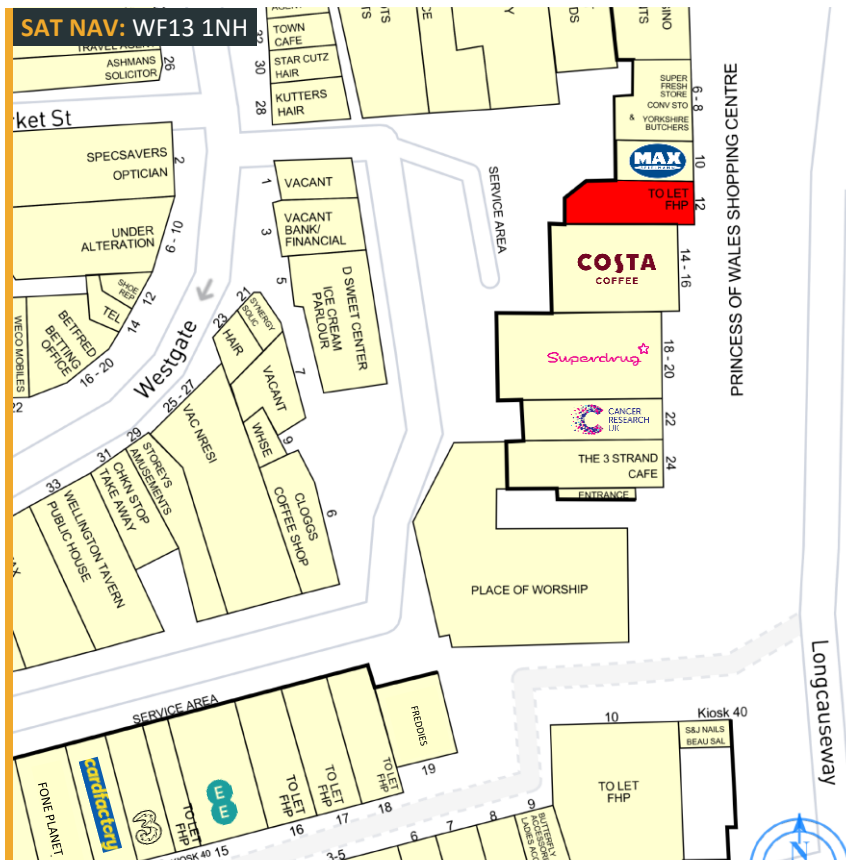
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Please click [here](#) to read our "Property Misdescriptions Act". E&OE.

Business Rates

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

Rateable Value (RV): £14,250

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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30/06/2025