

Prime retail opportunity in popular shopping precinct in Dewsbury

Ground floor sales

113.34m² (1,220ft²)

- Prime position within the scheme
- Ready for immediate occupation
- Busy pedestrianised precinct anchored by **Boots**
- 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

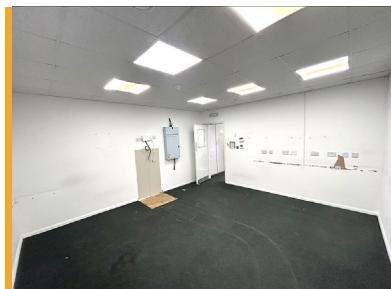
The property provides the following approximate areas:

Description	m ²	ft ²
Ground Floor Sales	113.34	1,220
First Floor	112.32	1,209
ITZA	74.79	805
Total	225.66	2,429

(This information is given for guidance purposes only)

VAT

VAT is applicable at the prevailing rate.





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
(twenty thousand pounds)**

Service Charge & Insurance

It is understood that the service charge attributable to this unit for the current year is £3,351 per annum and the insurance is £1,058 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.



Business Rates

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

Rateable Value (RV): £18,750

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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