

## Prime retail opportunity in popular shopping precinct in Dewsbury

**Ground floor sales**  
**113.34m<sup>2</sup> (1,220ft<sup>2</sup>)**

- 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



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## 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, Vodaphone, EE and Greggs, alongside independents such as Fone Planet and Hollywood Nails.

## Accommodation

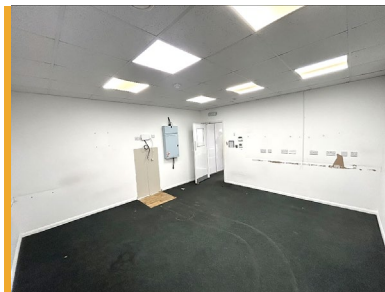
The property provides the following approximate areas:

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

(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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