

Prime retail opportunity in popular shopping precinct in Dewsbury

Ground floor sales
141m² (1,520ft²)

- Prime position within the scheme
- Ready for immediate occupation
- Long term, temporary or flexible options are available
- Busy pedestrianised precinct anchored by **Boots**
- Nearby tenants include **EE, Card Factory, Holland and Barrett** and **Greggs**
- Quoting rent - £15,000 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, 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	141	1,520
First Floor	129	1,383
ITZA	78	837
Total	348	3,740

(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:

£15,000 per annum exclusive
(fifteen thousand pounds)

Service Charge & Insurance

It is understood that the service charge attributable to this unit for the current year is £3,638 per annum and the insurance is £1,301 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

A copy of the Energy Performance Certificate is available upon request.

