Barker Proudlove

Leeds Office:
0113 388 4848

To Let - Retail Warehouse Unit

Subject to Vacant Possession



Ravensthorpe, Dewsbury

Unit 5, Ravensthorpe Shopping Park

Ground Floor: 8,000 sq ft (743 sq m)
Rent: £80,000 pax

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Location & Description:

- **Ravensthorpe Shopping Park (40,465 sq ft) is located just off Huddersfield Road (20 mins from Huddersfield and 5 mins from Dewsbury).**
- **The immediate residential catchment is 5,500 persons with 278,000 persons within a 5 mile radius.**
- **Tenants include Greggs, White Rose Pharmacy, Wynsors, Subway, Home Bargains, Heron and Card Factory.**
- **Fitted unit.**

Demise:
Ground Floor 8,000 sq ft (743 sq m)

Rent:
£80,000 per annum exclusive.

Lease:
New FRI lease for a term to be agreed subject to vacant possession.

Service Charge:
On-account service charge for the current year stands at approximately £13,500 pax.

EPC:
Energy Performance Rating Assessment - B.

Legal and Professional Fees:
Each party to bear their own costs.

Rating Assessment:
Rateable Value (April 2026) - £54,500.

Date Prepared:
November 2026

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:

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steveh@barkerproudlove.co.uk

MPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.

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