



SHOPPING CENTRE PROPERTY / CLASS E

Unit 19, 30 Princess of Wales Shopping Centre, Dewsbury



Rent: On application

Ground Floor Area

971 Sq ft / 90 Sq M

Viewing Strictly through the joint letting agents.

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Location:

The Shopping Centre provides the prime retail pitch in Dewsbury town centre.

The centre is anchored by Boots with other retailers including New Look, Card Factory, Vodafone, Poundland, Superdrug, Costa and Holland and Barrett.

Demise:	Sq Ft	Sq M
Ground Floor Sales	971	90
First Floor Ancillary	870	80.8

Rent:

Upon application

Tenure:

A new effectively full repairing and insuring lease is available for a term of years to be agreed.

Business Rates:

The premises currently has a rateable value of £34,250. For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

Service Charge:

The on-account service charge for the year 2021 stands at approximately £2,741.00.

EPC:

Energy Performance Asset Rating - Available on request

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

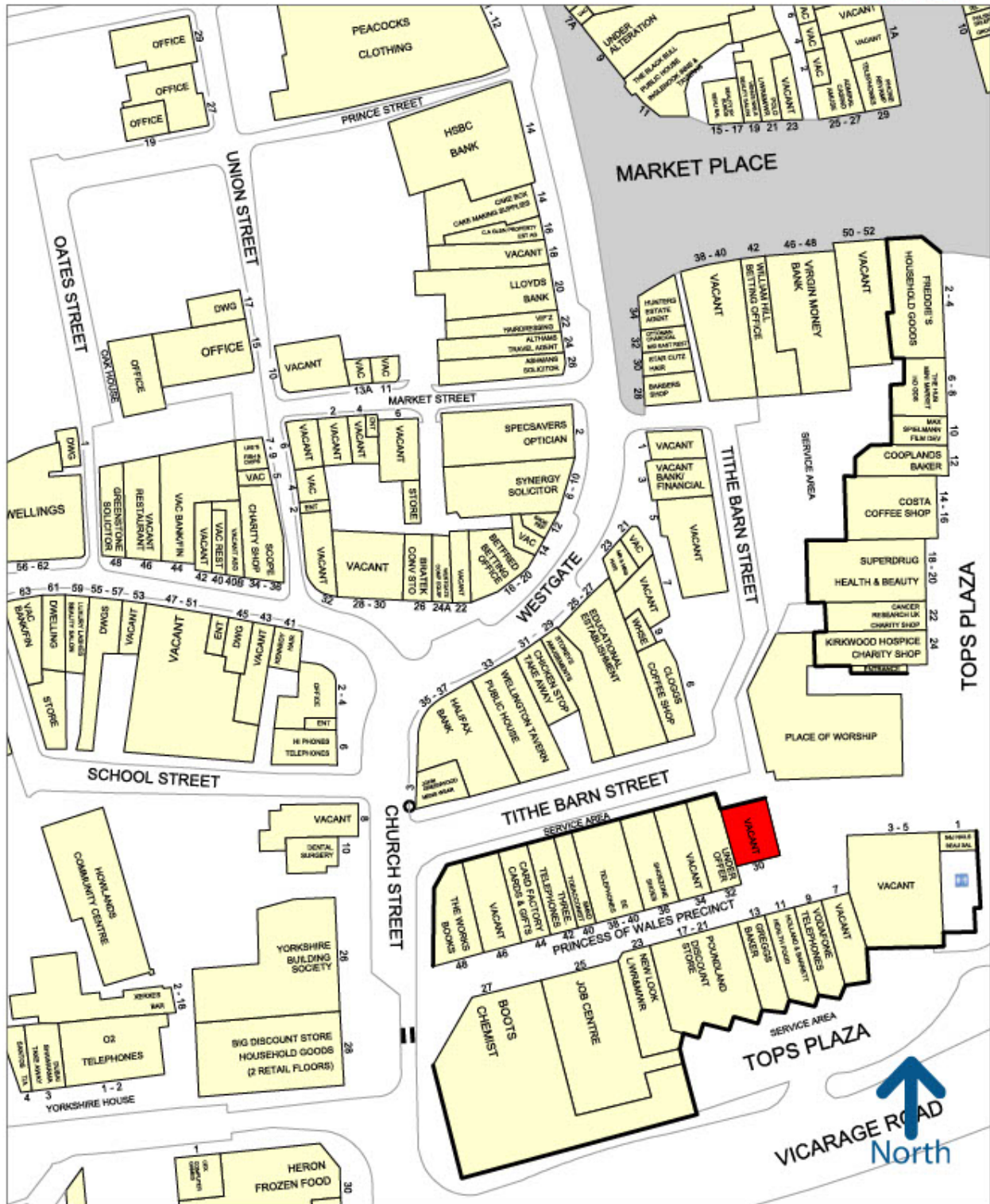
October 2021

Subject to Contract

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Dewsbury



Experian Goad Plan Created: 28/10/2021
Created By: Barker Proudlove Ltd

