

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

WITHDRAWN**Viewing Strictly through the joint letting agents.****Barker Proudlove**

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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:

Ground Floor Sales
First Floor Ancillary

Sq Ft

971
870

Sq M

90
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 £20,500. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk.

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:

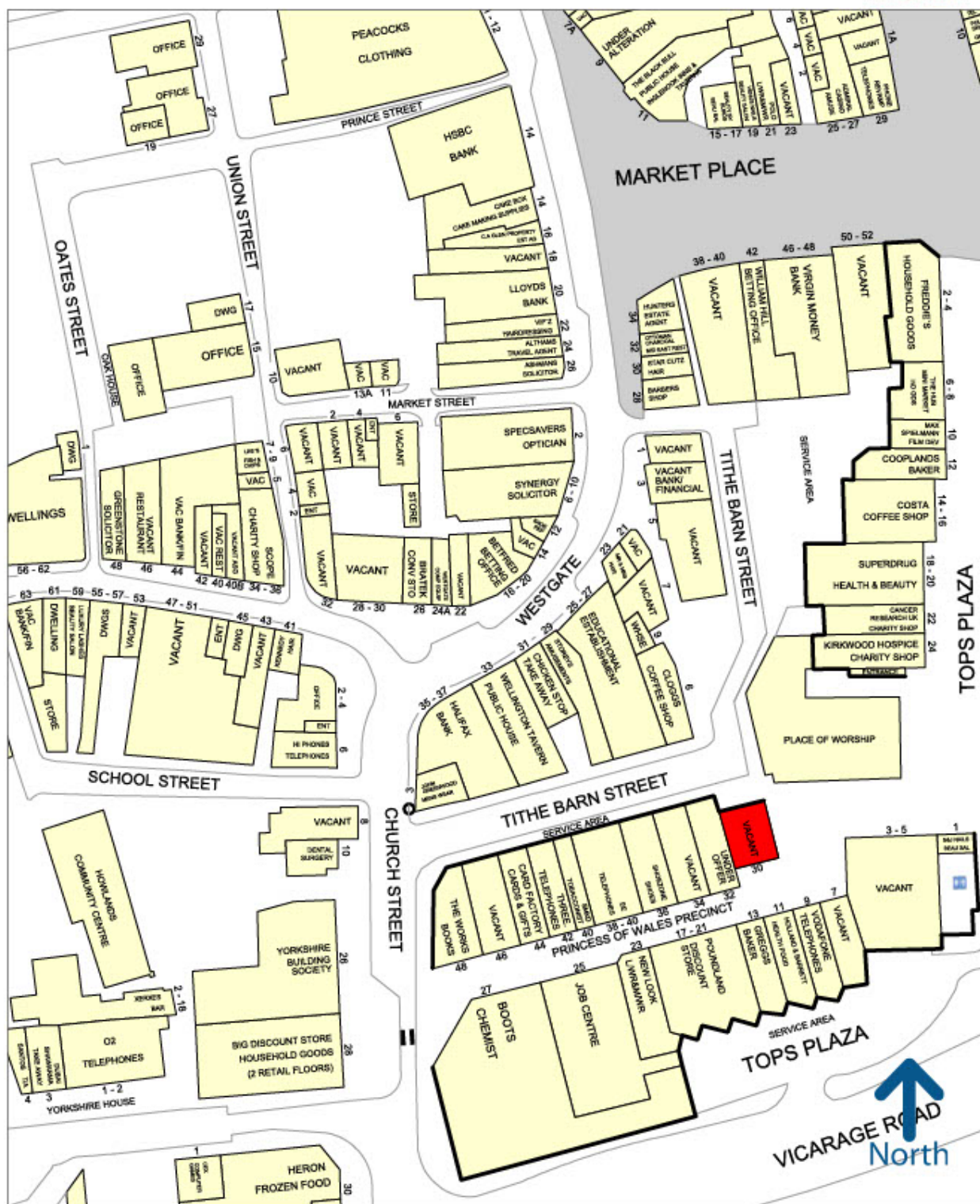
May 2023

Subject to Contract

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Dewsbury



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