

SHOPPING CENTRE PROPERTY / CLASS A1

6-8 Longcauseway Princess of Wales Shopping Centre, Dewsbury



**Rent: On application**  
**Ground Floor Area**  
1,004 Sq ft / 93 Sq M

**LET**

**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 Princess of Wales Shopping centre provides a wide mix of well known high street retailers including Costa, Boots, New Look, Card Factory, Vodafone and Holland & Barrett.

The subject unit is in close proximity to Superdrug and Costa.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	1004	93.27
First Floor	991	92.06

**Rent:**

Upon application

**Tenure:**

The unit is offered on a new effectively full repairing and insuring lease, for a term of years to be agreed.

**Business Rates:**

The unit has a 2017 rateable value assessment of £33,750.

For further details visit Gov.uk or contact the business rates department in the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. 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.

In response to the coronavirus pandemic, the treasury has announced that eligible businesses in England with a property that has a rateable value of between £15,000 and £51,000 can apply for a cash grant of £25,000.

**Service Charge:**

The on-account service charge for the year 2020 stands at approximately £2,500.

**EPC:**

Energy Performance Asset Rating - D

**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:**

February 2020

Subject to Contract

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