

SHOPPING CENTRE PROPERTY / CLASS A1

Unit 7 Princess of Wales Shopping Centre, Dewsbury



Rent: On application

Ground Floor Area

870 Sq ft / 81 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 centre is anchored by Boots with other retailers including New Look, Card Factory, Vodafone, Poundland, Superdrug, Costa and Holland and Barrett.

The subject premises is in close proximity to Vodafone, Holland & Barrett and Greggs.

Demise:	Sq Ft	Sq M
Ground Floor Sales	869	80.73
First Floor Ancillary	527	48.96

Rent:

Upon application

Tenure:

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

Business Rates:

The unit has a 2017 rateable value assessment of £25,250.

For further details visit Gov.uk or contact the business rates department in 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 £2,442.

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:

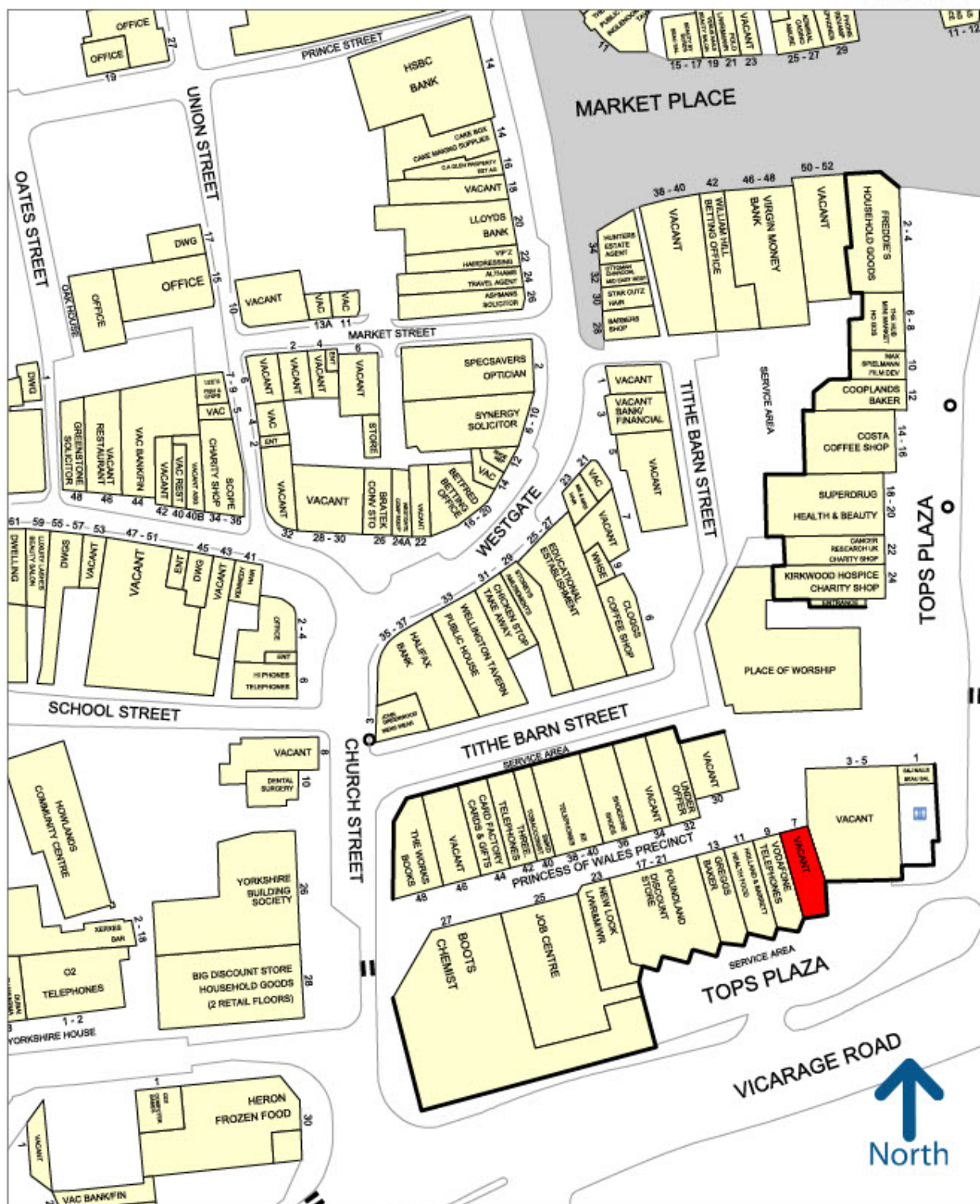
February 2020

Subject to Contract

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Dewsbury



Experian Goad Plan Created: 28/10/2021
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