Barker Proudlove

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SHOPPING CENTRE PROPERTY / CLASS A1

Unit 46 Princess of Wales Shopping Centre, Dewsbury

barkerproudlove
retail property consultants

LET

Rent: **£14,500 PA**

Ground Floor Area
420 Sq ft / 39 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.

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

Demise:	**Sq Ft**	**Sq M**
Ground Floor Lock Up Shop	420	39

Rent:
£14,500 per annum exclusive

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

Business Rates:
The unit will require assessing for rating purposes.

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.

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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