



SHOPPING CENTRE PROPERTY / CLASS A1
Unit 3-5 Princes of Wales Shopping Centre, Dewsbury



Rent: On application
Ground Floor Area
3,455 Sq ft / 321 Sq M

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:	Sq Ft	Sq M
Ground Floor Sales	3455	321
First Floor Ancillary	2905	270

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 premises currently has a rateable value of £82,000. 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 £7,064.00.

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:

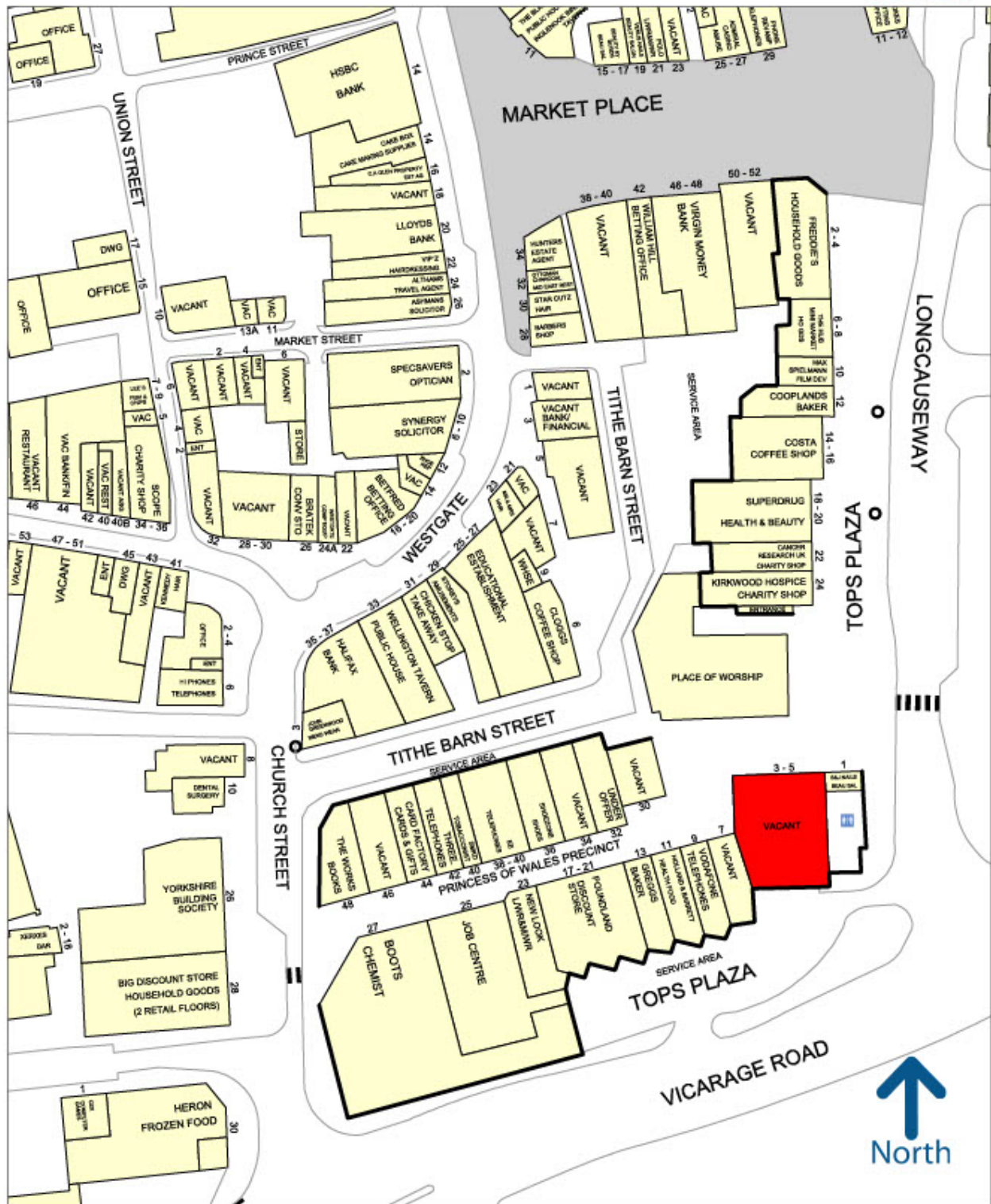
November 2021

Subject to Contract

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Dewsbury



Experian Goad Plan Created: 01/11/2021
Created By: Barker Proudlove Ltd