

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

WITHDRAWN

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.

Demise:

Ground Floor Sales	Sq Ft	Sq M
First Floor Ancillary	3455	321
	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 £50,000. 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 £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:

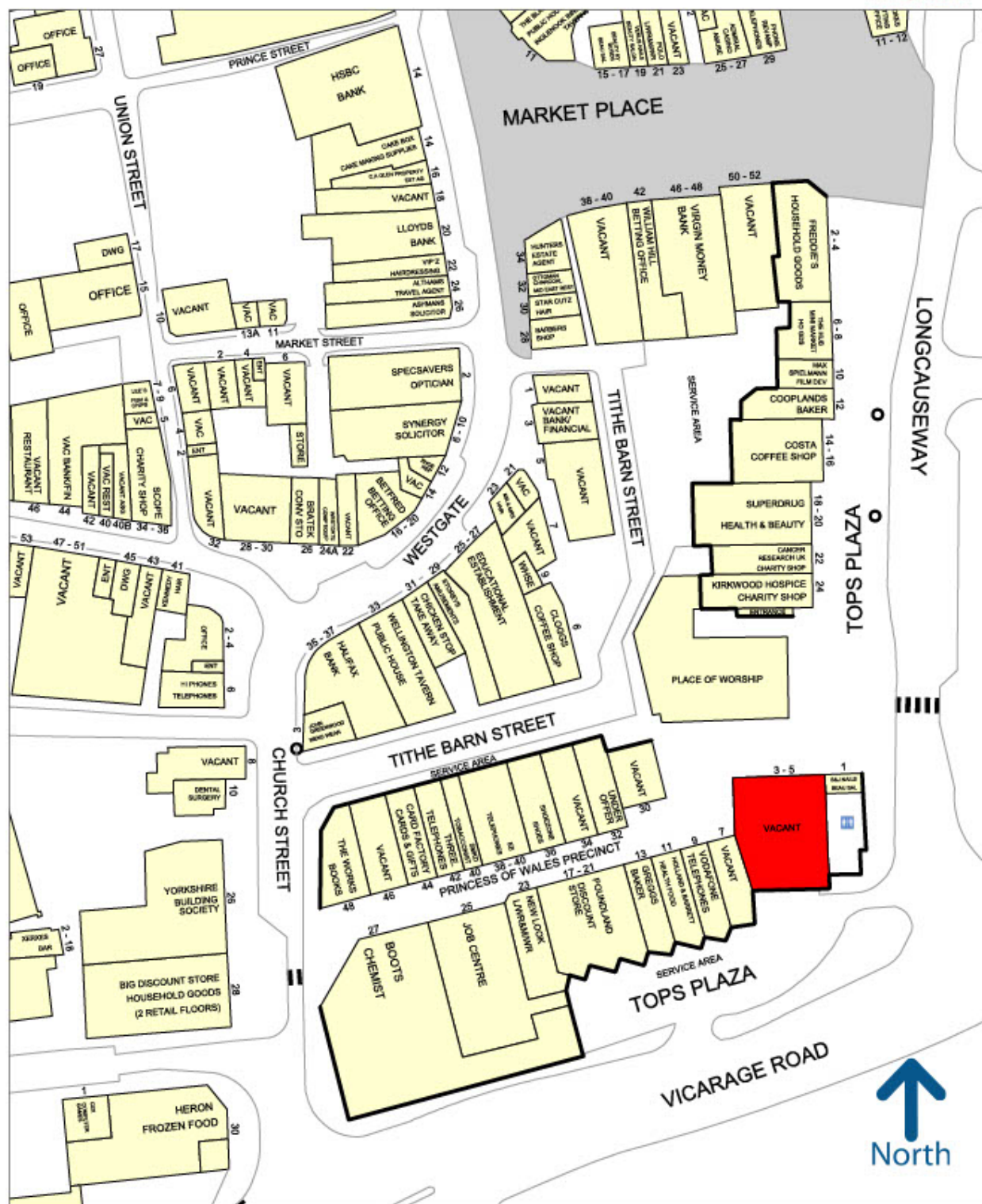
May 2023

Subject to Contract

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Dewsbury



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Created By: Barker Proudlove Ltd

