

# TO LET

## PRIME KIOSK TO LET Unit 46 Princess of Wales Centre Dewsbury



### Location

The Shopping Centre provides the prime retail pitch in Dewsbury town centre.

The centre is anchored by Boots with other retailers including Argos, 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.

### Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor Lock Up	420	39.0

### 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.

### 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.

**SUBJECT TO CONTRACT**

Details prepared October 2019

**Viewing Strictly through the joint letting agents.**

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