

TO LET

6-8 Longcauseway
Princess of Wales Shopping
Centre
Dewsbury



Location

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

The Princess of Wales Shopping centre provides a wide mix of well known high street retailers including Costa, Boots, Thomas Cook, New Look, Card Factory, Vodafone and Holland & Barrett.

The subject unit is in close proximity to Superdrug and Costa.

Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	1,004	93.3
First Floor	991	92.1

Rent

Upon application

Tenure

Subject to formal vacant possession, the unit is offered on a new effectively full repairing and insuring lease, for a term of years to be agreed.

Business Rates

The unit has a 2017 rateable value assessment of £33,750. For further details visit Gov.uk or contact the business rates department in the local authority.

Service Charge

The on-account service charge for the year 2018 stands at approximately £2,417.

EPC

Energy Performance Asset Rating - D

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 December 2018

Viewing Strictly through the joint letting agents.

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