

# TO LET

## SUBJECT TO VACANT POSSESSION Unit 12, Longcauseway 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, Argos, Thomas Cook, New Look, Card Factory, Vodafone and Holland & Barrett.

The subject unit is adjacent to a new Costa which will be opening January'18.

### Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	922	85.7
First Floor	589	54.7

### Rent

We are seeking rental offers for the premises in the order of £27,500 per annum exclusive.

### 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 £23,250. 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 2017 stands at approximately £1,570.

### 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  
WITHOUT PREJUDICE  
Details prepared November 2017**

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

Barker Proudlove

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