

RETAIL WAREHOUSE UNIT—TO LET

# RAVENSTHORPE (DEWSBURY)

UNIT 4, RAVENSTHORPE SHOPPING PARK— SUBJECT TO VACANT POSSESSION



## Key Highlights

- Ravensthorpe Shopping Park (40,465 sq ft) is located just off Huddersfield Road (20 mins from Huddersfield and 5 mins from Dewsbury).
- The immediate residential catchment is 5,500 persons with 278,000 persons within a 5 mile radius.
- Tenants include **Greggs, White Rose Pharmacy, Wynsors, Subway, Poundland, Home Bargains, Heron and Card Factory.**
- Fitted unit

## SAVILLS LEEDS

3 Wellington Place

LEEDS LS1 4AP

0113 244 0100

[savills.co.uk](http://savills.co.uk)

savills

## Accommodation

The unit provides the following approximate floor area:

Ground:	8,000 sq ft	743 sq m
---------	-------------	----------

## Rent

£90,000 pax.

## Tenure

The unit is available on a new Full Repairing and Insuring Lease on terms to be agreed.

## Rates

Rateable Value:	£61,000
UBR (2020/2021):	£0.51
Rates Payable:	£31,232

(Interested parties are advised to make enquiries with the Local Authority.)

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## Service Charge

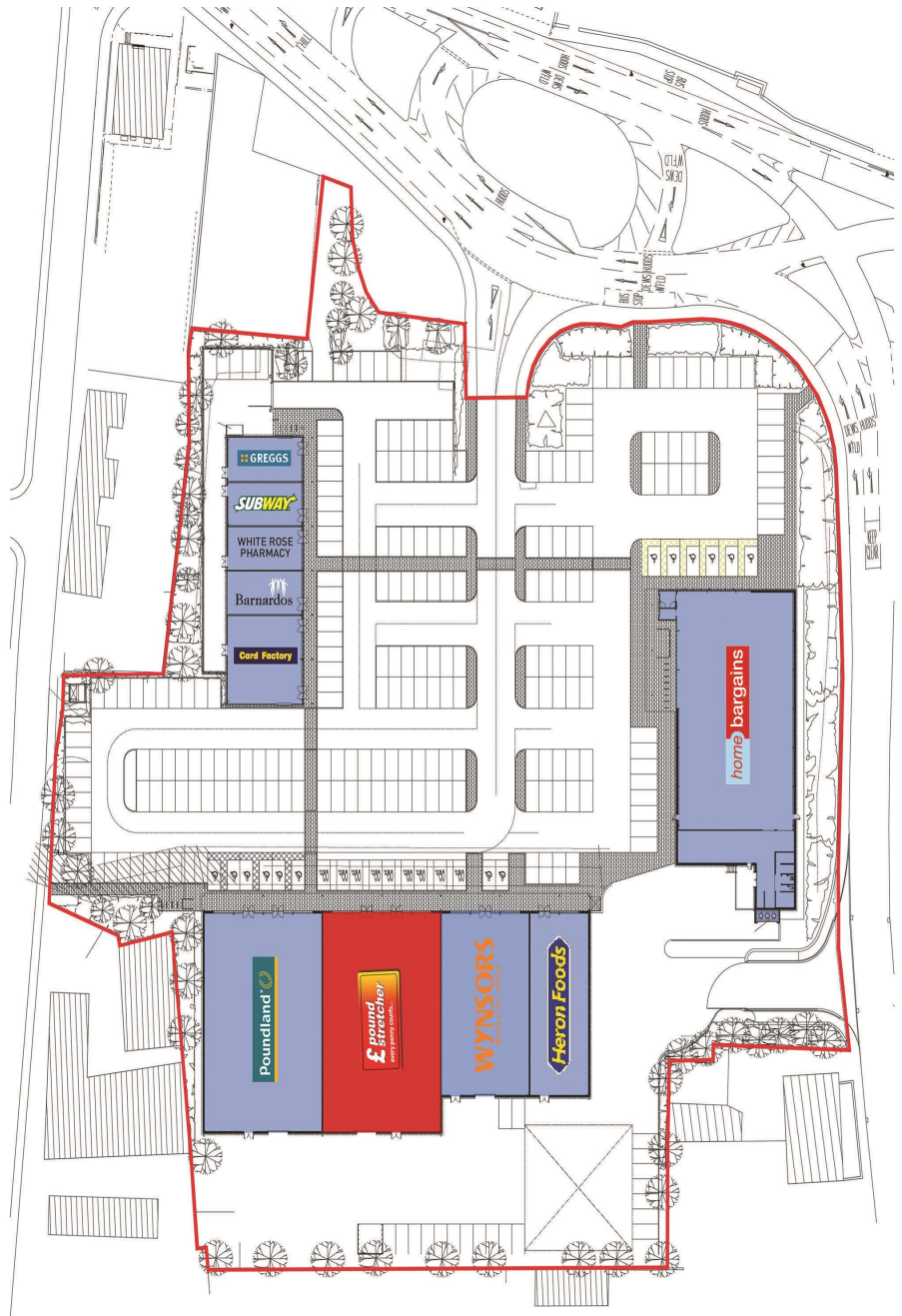
The on account service charge (2020) is £10,000 per annum.

## EPC Rating

TBC.

## Further Information & Viewing

Further Information & Viewing upon request. Viewing strictly by appointment with Savills.



## Contact

**Steve Henderson**  
+44 (0) 113 220 1206  
shenderson@savills.com

### IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

September 2020

savills