



36 Printing Office Street, Doncaster, South Yorkshire, DN11 1TR

Prime Retail Location in Centre of Doncaster

Approx. 398 Sq Ft Ground Floor Retail Unit

Includes First & Second Floor ancillary storage space

Total Net Area over 3 floors approx. 1,136 sq ft

Location

Doncaster is situated in the County of South Yorkshire and has a population of approximately 300,000 people. Doncaster is approximately 20 miles to the north of Sheffield and the town is well located for access to the Motorway network with junction 36 of the A1M situated approximately 2 miles to the south west, junction 37 situated approximately 3 miles to the north west and junction 3 of the M18 situated approximately 2 miles to the South. Doncaster is well connected to the Rail network with the main East Coast rail line providing rail links to London and Edinburgh.

The Property is located on Printing Office Street within the Town centre of Doncaster with a wide range of retail occupiers, restaurants/ bars and professional services in the vicinity. The Property is also a short walking distance from the Frenchgate Shopping Centre.

Property Description

Occupying the Ground, First and Second Floors of a 3 storey Town Centre property with a total net area of circa 1,136 sq ft. The Ground Floor Retail Space measures approximately 398 sq ft with an Office at the rear measuring circa 82 sq ft. The First and Second Floors offer ancillary storage, kitchen, W/C and office space.

Accommodation

Ground Floor Retail space measuring in total 398 sq ft with an office to the rear. The First Floor accommodates an office measuring approx. 259 sq ft, storage space measuring circa 101 sq ft and a separate kitchen and W/C. The Second Floor has additional ancillary storage space of approximately 255 sq ft.

Services

We are advised that all mains services are connected to the property. These services have not been inspected or tested by the agent.

Terms

Offered for let on a new 5-year lease term at an initial passing rent of £12,500 per annum plus VAT on fully repairing and insuring terms.

Rates

The rateable value of the property according to the VOA is £13,000 but interested parties should make their own enquiries.

VAT

We are advised that VAT will be chargeable on the Rent and on any Service charges contributions required.

Legal Costs

Both Parties will be responsible for their own legal costs.

Viewing

Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com



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