

PRIME SHOP TO LET/FOR SALE

37/39 ST SEPULCHRE GATE DONCASTER DN1 1TD

LOCATION

The historic market town of Doncaster has a population of some 300,000 persons and is a major commercial centre for South Yorkshire, being well located with good access to the A1(M) and M18 which in turn links in the M1. Leeds is 35 miles away and Sheffield 22 miles.

The town is on the main East Coast railway line with a journey time to London's Kings Cross of approximately 1 hour 49 minutes.

SITUATION

The property has a prime location pedestrianised St Sepulchre Gate, directly opposite the Frenchgate Centre with other occupiers in the close vicinity including Caffè Nero, Savers, TK Maxx, Co-operative Bank, Nationwide Building Society and Tui Travel Agent.

The shop is indicated on the attached street traders plan.

DESCRIPTION

The shop has an excellent configuration with staff and storage accommodation to the rear and first floor.

There are self-contained upper floors providing scope for redevelopment.

ACCOMMODATION

The property has the following approximate dimensions and areas:-

Gross Frontage	7.54m	24'9"
Internal Width	5.97m	19'7"
Shop Depth	23.28m	76'5"
GF Sales	140.00 sq.m	1,507 sq.ft
FF Storage/Staff	33.81 sq.m	364 sq.ft
FF Self-Contained Offices	54.35 sq.m	589 sq.ft
SF Self-contained Offices/ Staff	42.64 sq.m	459 sq.ft



LEASE

The property is available on a new FRI lease for a term to be agreed, subject to rent review at a rental of **£40,000 per annum exclusive**

SALE

The property is available on a freehold basis with vacant possession at offers in the region of **£400,000** subject to contract.

RATES

We understand the property is assessed as follows:-

Rateable Value	£46,250
Approx. Rates Payable	£22,801

ENERGY PERFORMANCE CERTIFICATE

Awaiting assessment.

VAT

All prices and rents quoted are exclusive of, but may be subject to, VAT

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

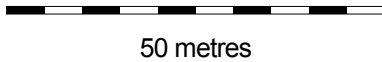
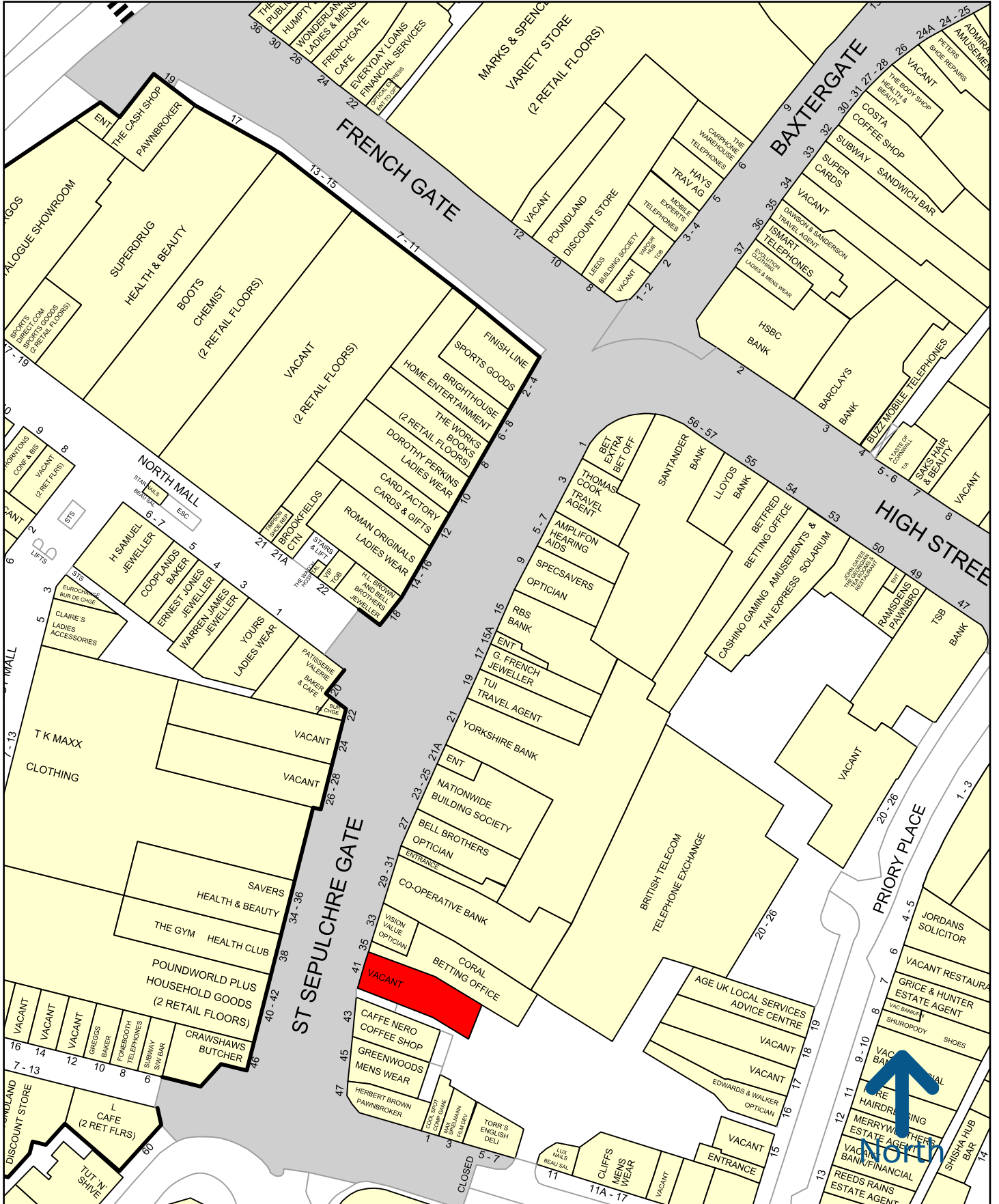
By appointment with the sole agents Brackenridge Hanson Tate:-

Tel: 0113 244 9020
Ref: Robin Hanson
Email: robin@bht.uk.com

SUBJECT TO CONTRACT
Details prepared: 10th October 2018

address. 6 Lisbon Square, Leeds, LS1 4LY

tel. 0113 244 9020 **fax.** 0113 244 1104 **web.** www.bht.uk.com



Experian Goad Plan Created: 10/10/2018
Created By: Brackenridge Hanson Tate

