

# PRIME SHOP TO LET



## 69 ST SEPULCHRE GATE, DONCASTER, DN1 1RX

### 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 occupies a prime location at the southern end of St Sepulchre Gate immediately adjacent to McDonalds and close to the busy Frenchgate Shopping centre with occupiers including Boots, Game, H&M, JD Sport, Next, River Island, Sports Direct, Waterstones, Burger King, Greggs and KFC.

### DESCRIPTION

A ground floor shop with ancillary/staff accommodation to the rear.

### ACCOMMODATION

The property has the following approximate dimensions and areas:-

Gross Frontage	4.74m	15'7"
Internal Width	5.42m	17'9"
Shop Depth	8.22m	26'11"
GF Sales	35.01 sq.m	377 sq.ft
GF Ancillary	7.59 sq.m	82 sq.ft

### LEASE TERMS

The property is offered by way of a new full repairing and insuring lease for a term of years to be agreed.

### RENTAL

Offers in the region of **£12,275 per annum exclusive**.

Tel: 0113 244 9020 / [www.bht.uk.com](http://www.bht.uk.com)

## RATES

We understand the property has a Rateable Value of £8,400.

Interested parties are advised to make their own enquiries with the Local Rating Authority as to the actual rates payable.

## ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band C (75). A copy of the EPC is available on request.

## LEGAL COSTS

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

## VAT

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

## FURTHER INFORMATION/VIEWING

Via the joint agents:-

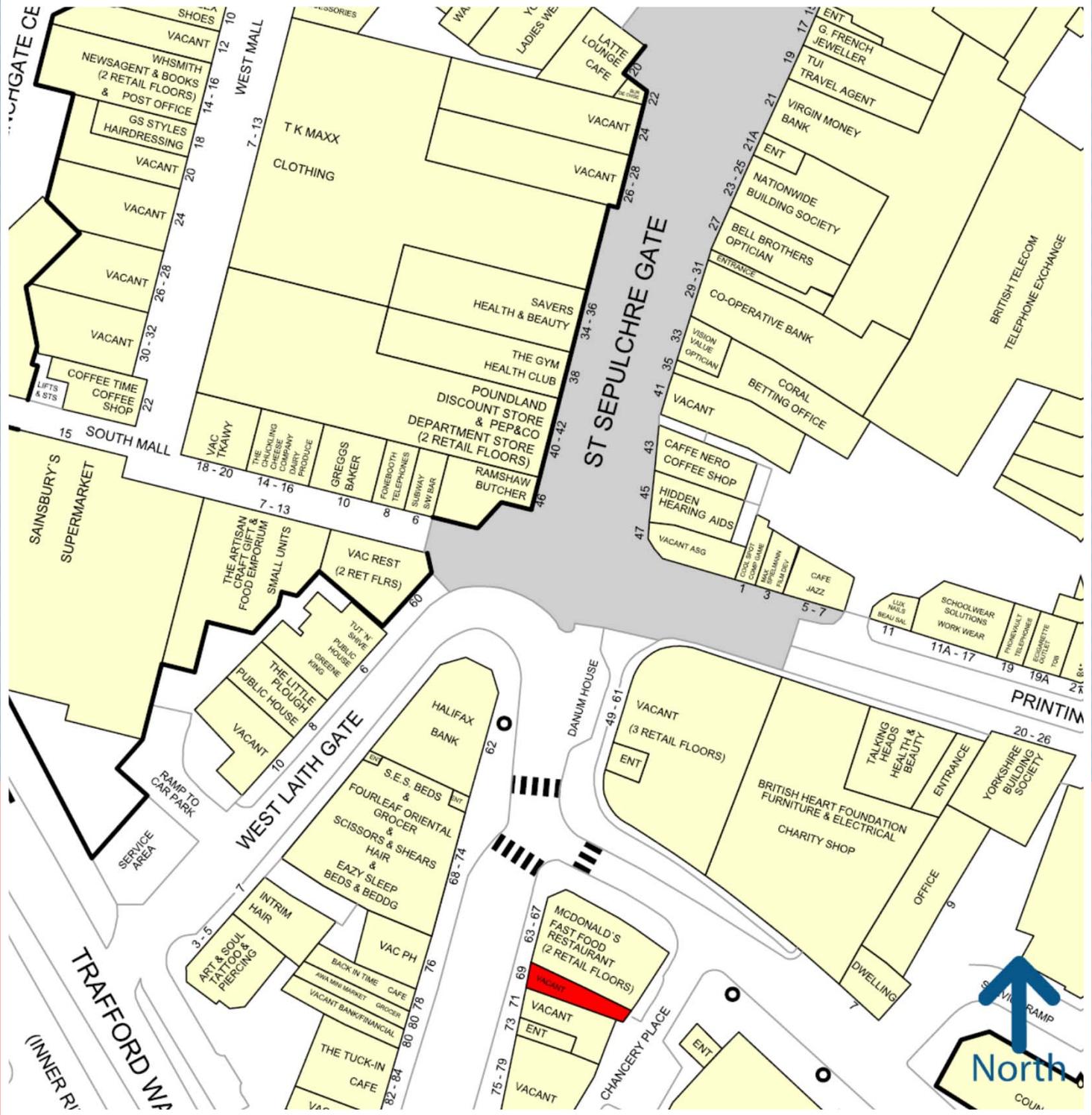
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Subject to Contract  
Oct 2021



### Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.