

DONCASTER

20/22 FRENCHGATE

PRIME SHOP UNIT TO LET

With the benefit of A2 consent

LOCATION

The unit occupies a prominent trading location on the pedestrianised Frenchgate being adjacent to **Marks & Spencer**. Nearby multiple retailers include **Toni & Guy, Poundland, Leeds Building Society, First Sport, Boots** and **Superdrug**.

ACCOMMODATION

The premises are arranged on ground and basement floors with the following approximate areas and dimensions:-

Gross frontage	33'6"	10.2m
Window frontage	23'0"	7.0m
Internal width	24'2"	7.4m
Widening to	31.0"	9.4m
At a Shop depth of	21'0"	6.4m
Shop depth	61'6"	18.7m
Built depth	78'9"	24.0m
Ground floor sales	1,620 sq ft	150.5 sq m
Ground floor store	19 sq ft	1.8 sq m
Basement storage	361 sq ft	33.5 sq m

LEASE

The property is to be made available by way of a new effective full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews, at a commencing rental of **£39,750** (thirty nine thousand seven hundred and fifty pounds) p.a.x.

ASSESSMENTS

Enquiries with the Valuation Office indicate the premises are assessed for rating purposes as follows:-

Rateable Value:	£35,000
UBR 2017/2018	46.6p
Rates Payable 2017/2018	£16,310

For verification purposes prospective tenants are advised to make their own enquiries with Doncaster Council (01302 734454).



USER

The property benefits from an A2 (financial services) consent as defined within the Town & Country Planning (Use Classes) Order 1987, as amended.

PHOTOGRAPHS/PLANS

Any photographs and plans attached to these particulars were correct at the time of production and are for reference rather than fact.

EPC

The property has a rating of C72. A certificate and recommendations are available on request.

VAT

Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

LEGAL COSTS

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

VIEWING

By appointment through:-

Hugh Ockleston of Ockleston Bailey

Tel: 01244 403444

E-mail: hugh@ocklestonbailey.co.uk

Or our joint agent:

Craig Goody of Barnsdales

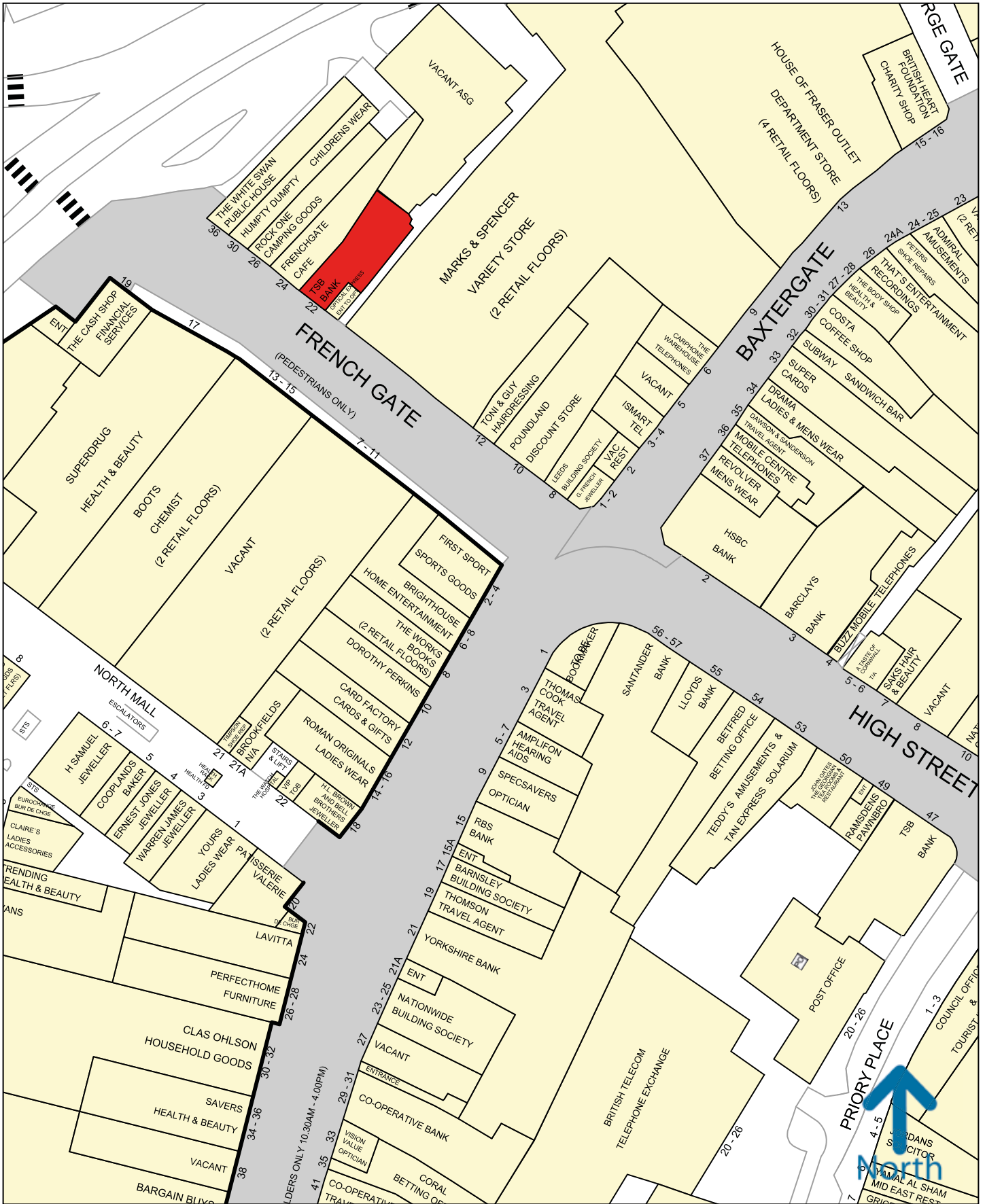
Tel: 01302 308182

Email: craig@barnsdales.co.uk

SUBJECT TO CONTRACT

HWO/eaw/300117

Tel: 01244 403444



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