



paul-lancaster
COMMERCIAL PROPERTY CONSULTANT

FOR SALE / TO LET PRIME SHOP UNIT

10 HIGH STREET DONCASTER



LOCATION

The premises are situated on pedestrianised High Street adjacent to Currys Digital, opposite Lloyds TSB and in close proximity to the junctions with Baxtergate, St Sepulchre Gate and Frenchgate. Other retailers currently trading in the vicinity include Ramdens, Betfred, Phones 4U, Saks, Thomson, H Brown and Stead & Simpson.

ACCOMMODATION

The premises are arranged on ground and first floors to provide the following approximate dimensions and floor areas:-

Description		
Internal Width	7.72 m	25'4"
Shop Depth	37.80 m	124' 0"
Ground Floor Sales	273.79 sq m	2,947 sq ft
First Floor Storage	111.95 sq m	1,205 sq ft

WC's are situated on the first floor.

LEASE

The premises are available on a new, effectively full repairing and insuring lease for a term to

Subject to contract

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors of Paul Lancaster Commercial Property Consultant, or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

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be agreed, subject to five yearly upward only rent reviews.

RENT

£45,000 (Forty Five Thousand Pounds) per annum exclusive.

SALE

Alternatively offers will be considered for the freehold interest with vacant possession.

RATES

We have been verbally advised by the Local Charging Authority that the premises are assessed for rating purposes as follows:

Description	Shop and Premises
Rateable Value (2017)	£46,750
UBR (2017/2018)	46.6p

Please note interested parties are advised to make their own enquiries with the Local Charging Authorities.

COSTS

The tenant is to be responsible for their own legal costs including Stamp Duty and VAT.

VIEWING

Strictly by appointment through sole agents Paul Lancaster Commercial Property Consultant:-

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EPC

A copy of the EPC is available on request.

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Doncaster



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Created By: Paul Lancaster CPC

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011



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