



36 Printing Office Street

Doncaster, Doncaster, DN1 1TR

Prime Retail Location in Centre of Doncaster

1,136 sq ft
(105.54 sq m)

- 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
- £12,500 per annum

Summary

Available Size	1,136 sq ft
Rent	£12,500 per annum
Rateable Value	£13,000
Service Charge	Upon Enquiry
Car Parking	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Upon Enquiry
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

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.

Location

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.

Accommodation

Name	sq ft	sq m	Availability
Building - 2 floor of retail and ancillary space	1,136	105.54	Available
Total	1,136	105.54	

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.

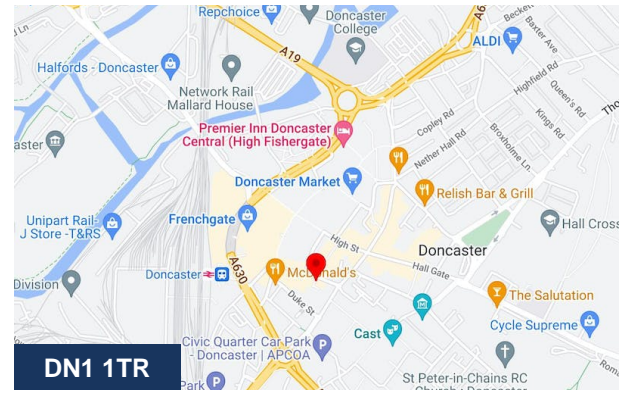
VAT & Legal Costs

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

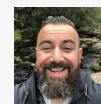
Both Parties will be responsible for their own legal costs.

Viewing

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



Viewing & Further Information



Ben Freckingham

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