



## 34 Printing Office Street

Doncaster, DN1 1TR

**3 storey - GF Commercial with rear access and potential to convert the upper floors (STPP)**

**Guide Price £175,000**

**1,073 sq ft**  
(99.68 sq m)

- Prime retail location in centre of Doncaster
- Ground Floor Retail Unit
- First & Second Floor ancillary storage space with potential to convert to other use STPP
- Total Net Area over 3 floors approx. 1076 sq ft (100 sq m)
- Rear Yard with Roller Door and potential vehicular access

# 34 Printing Office Street, Doncaster, DN1 1TR

## Summary

<b>Available Size</b>	1,073 sq ft
<b>Price</b>	Offers in the region of £175,000
<b>Rateable Value</b>	£9,000
<b>Service Charge</b>	Upon Enquiry
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (65)

## Description

Occupying the Ground, First and Second Floors of a 3 storey Town Centre property with a total net area of circa 1,076 sq ft. The Ground Floor Retail Space measures approximately 368 sq ft with a Kitchen at the rear measuring circa 87 sq ft. The First and Second Floors offer ancillary storage and office space.

## Location

Doncaster is situated in the County of South Yorkshire and has a population of approximately 300,000 people. Doncaster is approximately 20 miles to the north of Sheffield and the town is well located for access to the Motorway network with junction 36 of the A1M situated approximately 2 miles to the south west, junction 37 situated approximately 3 miles to the north west and junction 3 of the M18 situated approximately 2 miles to the South. Doncaster is well connected to the Rail network with the main East Coast rail line providing rail links to London and Edinburgh. 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

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building - Retail space	1,073	99.68	Available
<b>Total</b>	<b>1,073</b>	<b>99.68</b>	

## Viewings

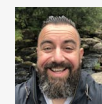
Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email [office@pandfcommercial.com](mailto:office@pandfcommercial.com)

## Terms

Offered for sale freehold with vacant possession. Guide price £175,000



## Viewing & Further Information



**Ben Freckingham**

01664 431330 | 07949 836526

[ben@pandfcommercial.com](mailto:ben@pandfcommercial.com)