



36 Printing Office Street

Doncaster, DN1 1TR

**3 Storey - Ground Floor Commercial
with Potential to convert the upper
floors**

**£135,000 + vat Freehold with
Vacant Possession**

1,136 sq ft
(105.54 sq m)

- Approx. 398 Sq Ft Ground Floor Retail Unit
- Includes First & Second Floor ancillary storage space
- First and Second Floor could be converted for alternative use - Subject to Planning Permission
- Total Net Area over 3 floors approx. 1,136 sq ft
- VAT will apply to the sale price

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Summary

Available Size	1,136 sq ft
Price	Offers in the region of £135,000
Rateable Value	£13,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
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	Price	Availability
Building - 2 floor of retail and ancillary space	1,136	105.54	£135,000	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

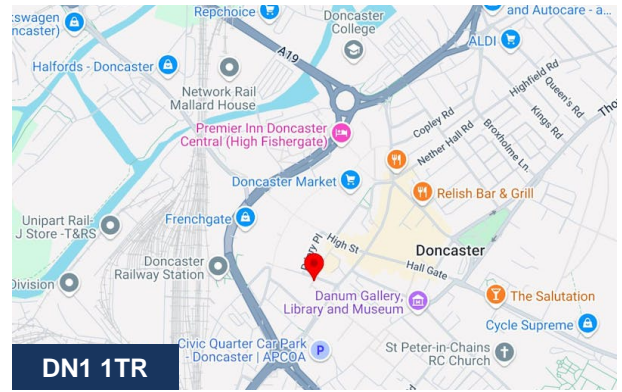
Offered for sale freehold with vacant possession with an asking price of £135,000.

VAT & Legal Costs

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

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