



Commercial Investment

38 Printing Office Street, Doncaster, DN1 1TR

**Retail investment property situated
in the centre of Doncaster**

For sale - £150,000

1,100 sq ft
(102.19 sq m)

- Income producing £13,000 plus VAT per annum
- Approx. 430 Sq Ft Ground floor shop
- New 5 year lease from June 24'
- Total 1,100 sq ft including First & Second Floor ancillary storage space
- Busy pedestrian location
- Finance available subject to status

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Summary

Available Size	1,100 sq ft
Price	Offers from £150,000
Rateable Value	£9,200
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (76)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Price	Availability
Building - Retail	1,100	102.19	£150,000	Available
Total	1,100	102.19		

Description

The property is available with a tenant in place and is income producing £13,000 + vat per annum. Ground, First and Second Floors of a 3 storey Town Centre property with a total net area of circa 1,110 sq ft. The Ground Floor Retail Space measures approximately 430 sq ft with an Office at the rear. The First and Second Floors offer ancillary storage, kitchen, W/C 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

Terms

Offered freehold subject to the existing lease - £150,000 + VAT

Services

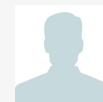
We are advised that all mains' services are connected to the property. These services have not been inspected or tested by the agent

Viewings

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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