

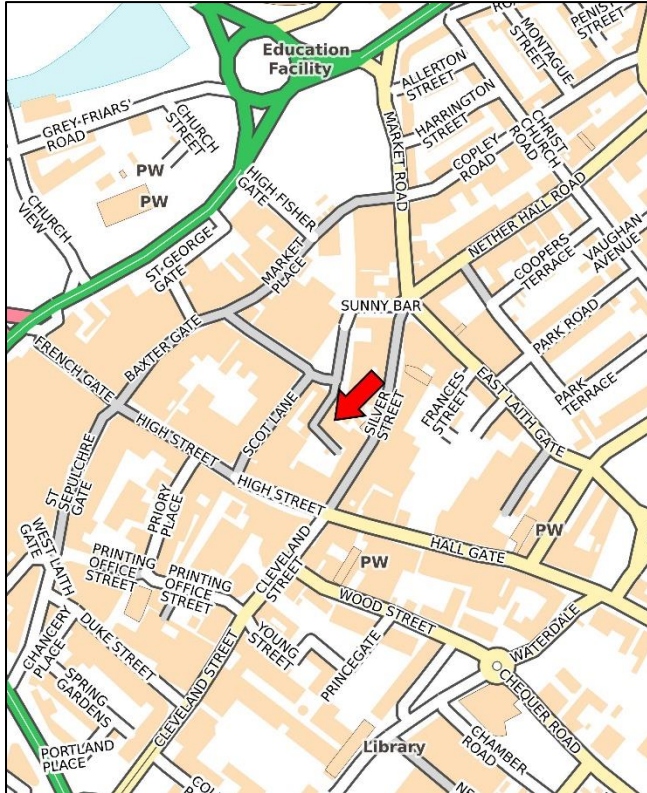


**15 Bowers Fold, Doncaster,
South Yorkshire, DN1 1HF**
Retail Unit To Let 89 sq m (958 sq ft) approx.



Location

The property forms part of the busy Bowers Fold Arcade, providing links between Silver Street and Doncaster Market area, within the heart of the city centre. The property is located in a secondary trading location, with a short walk distance from Baxtergate and Frenchgate Shopping Centre, with links to the city's transport interchange. Other occupiers in the arcade include antique shops, games retailers and café.



Description

No. 15 Bowers Fold comprises a two storey lock up shop unit. The ground floor is fitted as a hair salon at this moment in time but could be a flexible retail area. The first floor offers further hairdressing, retail/storage space, with staff room and WC facilities.

Summary

- Retail Unit in the busy Bowers Fold Arcade within Doncaster City Centre
- Net Internal Floor Area 89 sq m (958 sq ft) approx
- Close to renowned Doncaster Market
- Immediately available on a new Lease
- Flexible retail space

Accommodation

The accommodation has been measured on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice and the following figures are provided for guidance purposes only:

	Sq m	Sq ft
Ground Floor		
Retail Area	51.09	550
First Floor		
Retail Area/ Store	28.24	303
WC's		
Staff Room	9.67	105
Total Usable Floor Area	89	958

Terms

The unit is available To Let on a new full repairing and insuring Lease for a term of years to be agreed by negotiation.

Rent

£7,000 per annum, plus VAT.

Services

Mains water, drainage and electricity supplies are connected to the premises.

The mention of any appliances and/or services within these letting particulars do not imply that they are in full and efficient working order.

VAT

The property is registered for VAT and therefore all payments made to the Landlord will be subject to VAT.

Business Rates

The Tenant will be responsible for the payment of business rates. Verbal/Internet enquiries with the Local Authority reveal that the property currently attracts a rateable value/2023 rating list assessment of £5,600 (Shop & Premises), which is subject to the current Uniform Business Rate in the pound.

Interested parties are advised to confirm the accuracy of the above figures by contacting the Local Authority directly and also to ascertain whether transitional relief is applicable to the property or if the rateable value is under appeal.

The rateable value is below the Government threshold of £12,000 for small business rate relief and therefore a tenant may be able to claim 100% exemption from business rates providing that they are not already paying business rates or claiming such an exemption elsewhere.

Please note, the above figures do not constitute the business rates payable.

EPC

A copy of the Certificate and Recommendation Report is available on request.

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