



24 High Street, Doncaster, DN1 1DW

For Sale/To Let – City Centre Retail

Ground Floor Sales - 120 sq m (1,292 sq ft) approx.

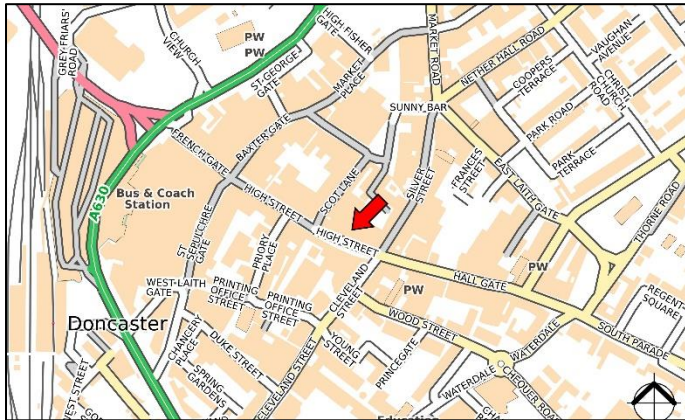
Total Floor Area - 472 sq m (5,082 sq ft) approx.



Location

The property holds a prominent High Street position in Doncaster City Centre, close to the Frenchgate Shopping Centre, Doncaster Market Place and the pedestrianised Baxtergate. The city centre boasts occupiers including Costa Coffee, Greggs, café nero, Next, Boots, McDonalds and Primark alongside a range of independent retailers and leisure operators. The primary city centre car park is located within a 3 minute walk from the property.

Doncaster is a thriving city in South Yorkshire with a resident population of 310,000, and a catchment of approximately 1.2 million people. The city centre benefits from ample car parking and is well represented by a strong mix of national and regional retailers. Doncaster has a well connected road network including major motorways M18 and A1(M), facilitated access to the nearby cities of Sheffield and Leeds. The city also boasts Doncaster College and University campus with over 7,000 higher education students.



Description

The property comprises a three-storey mid terraced retail premises with good sized frontage to the busy High Street. Internally the accommodation provides a large open plan retail area to the ground floor with a good provision of storage, kitchen and WC facilities to the rear. There is considerable ancillary storage accommodation over the first and second floors which could easily be repurposed subject to the necessary consents.

Summary

- High Street Retail
- Substantial 3 storey property
- Redevelopment potential, subject to planning
- Retail sales 120 sq m (1,292 sq ft) (can be increased)
- City Centre Location
- Close to Frenchgate Shopping Centre, Baxtergate, market place and main public car park
- Suitable for a variety of uses including retail/restaurant/leisure/residential
- For Sale/To Let

Accommodation

The accommodation has been measured by third party on a Net Internal Floor Area basis, and the approximate measurements were provided as follows:

	Sq m	Sq ft
Ground Floor Sales	120.00	1,292
Ground Floor Store and Kitchen	112.17	1,207
First Floor Stores	130.08	1,400
Second Floor Stores	110.03	1,183
Total	472.28	5,082

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed or Freehold with vacant possession on completion.

Rent

The property is available at a rental of £27,500 per annum, exclusive of rates, VAT and all other outgoings and payable quarterly in advance by standing order.

Price

Freehold offers in the region of £295,000.

Services

We understand that mains electricity, water and drainage supplies are connected to the premises. The incoming tenant will have to satisfy themselves in this regard.

Business Rates

The property is included in the 2023 Valuation List at a rateable value of £24,250. Please note, the above figures do not constitute the business rates payable. Interested parties are advised to make their own investigations with the local charging authority.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Anti-Money Laundering

The successful purchaser/tenant will be required to provide the appropriate information to satisfy current anti-money laundering regulations when Heads of Terms are agreed.

EPC

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

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