



TO LET

Ground floor

1,419 sq.ft

(132 sq.m)

First Floor

1,322 sq.ft

(123 sq.m)

**14-16 Printing Office Street (unit 3), Doncaster,
South Yorkshire, DN1 1UB**

- The property is part of Danum House, a landmark building in the heart of Doncaster city centre
- Opposite entrance to the Frenchgate Centre, weekly footfall of 131,000
- Occupiers in the vicinity include McDonalds, Flannels, British Heart Foundation, Poundland, The Gym, CEX and Savers

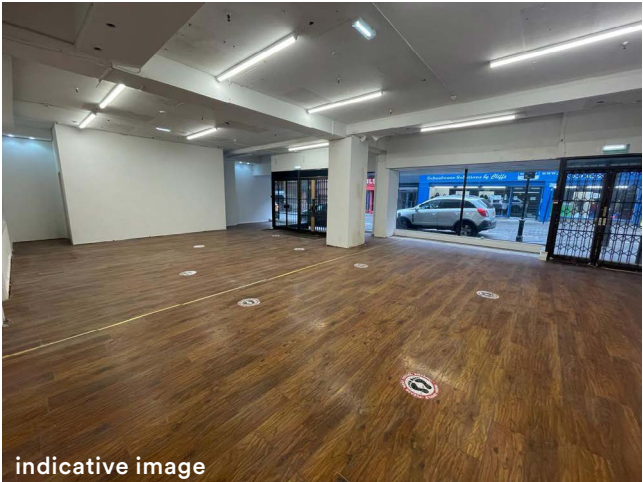
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14-16 Printing Office Street (unit 3), Doncaster, South Yorkshire, DN1 1UB





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Doncaster, South Yorkshire, DN1 1UB

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	1,419	132
First Floor	1,322	123
TOTAL	2,741	255

Description

The subject property is part of Danum House, a landmark building in the heart of Doncaster opposite The Frenchgate Shopping Centre. Suitable for a variety of retail/office uses, the property benefits from an extensive display frontage to Printing Office Street.

Terms

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed

Rental offers are sought in the region of £30,000 per annum exclusive.

Rates

Rateable value of £30,750. Rates payable £15,344. Interested parties should verify the rateable value, the availability of any relief and the actual rates payable with the Local Authority.

Services

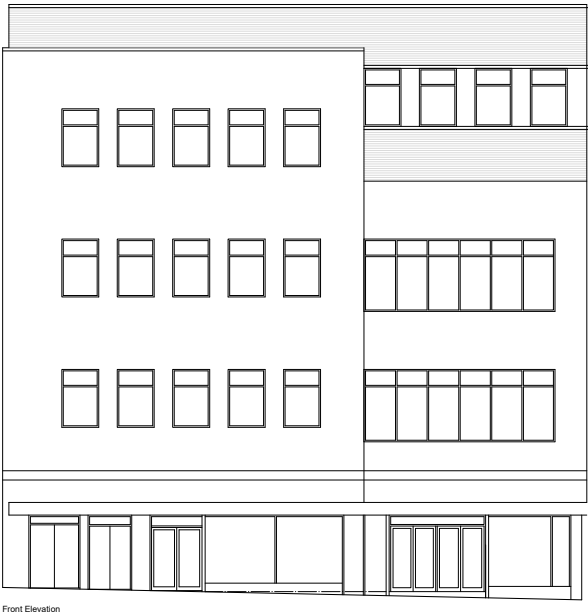
The unit has electricity connected.

Service Charge & Insurance

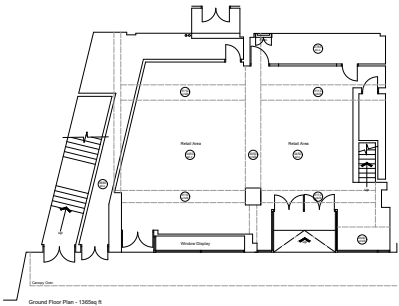
The service charge is currently £2,750. The landlord insures the premises and the premium is recoverable from the tenant.

VAT

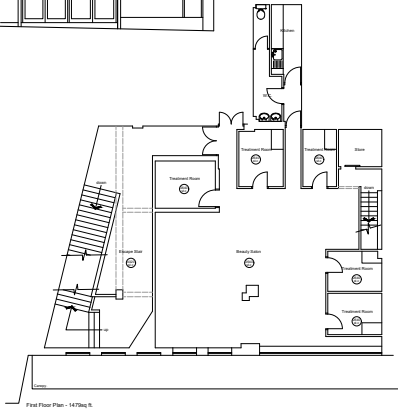
VAT is payable on all sums due to the landlord under the terms of the lease.



Front Elevation



Ground Floor Plan - 1320sq ft



First Floor Plan - 1470sq ft

Energy Performance

Further information available upon request.

Planning

We understand that the property has a Class E planning consent. Interested parties should satisfy themselves that the premises have planning consent for their proposed use

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

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Viewing

Strictly via prior appointment with the appointed agents:



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