



## RETAIL UNIT WITH UPPER FLOOR OFFICES - FOR SALE

15 St Sepulchre Gate, Doncaster, DN1 1TF



**Price: Offers Over £200,000**

**Total Floor Area**

**5,537 Sq ft / 514 Sq M**

**FOR  
SALE**

**Viewing strictly through the sole agent.**

**Barker Proudlove**

**James Moss**

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**In partnership with:**





### Location:

The subject property is located in the prime retail pitch of Doncaster, directly opposite an entrance into the Frenchgate Shopping Centre which contains the towns main bus and train stations.

The building is currently arranged as a ground floor banking hall, with two floors of offices above. Benefitting from an attractive Georgian stone facade and two separate entrances, the building presents an excellent redevelopment opportunity capable of conversion to a variety of potential uses, subject to the necessary planning consents.

### Accommodation:

Ground Floor:	1,440 Sq ft (133.74 Sq M)
First Floor:	1,221 Sq ft (113.39 Sq M)
Second Floor:	1,512 Sq ft (140.46 Sq M)
Basement:	1,365 Sq ft (126.78 Sq M)

Total: 5,537 Sq ft (514 Sq M)

### Business Rates:

Rateable Value (2021): £66,500

Rates Payable (2020/21): TBC

For further details visit Gov.uk or contact the business rates department in the local authority.

The Chancellor has announced that from 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

### Price:

Offers over £200,000

### Terms:

The property is offered to the market with vacant possession.

### Legal costs:

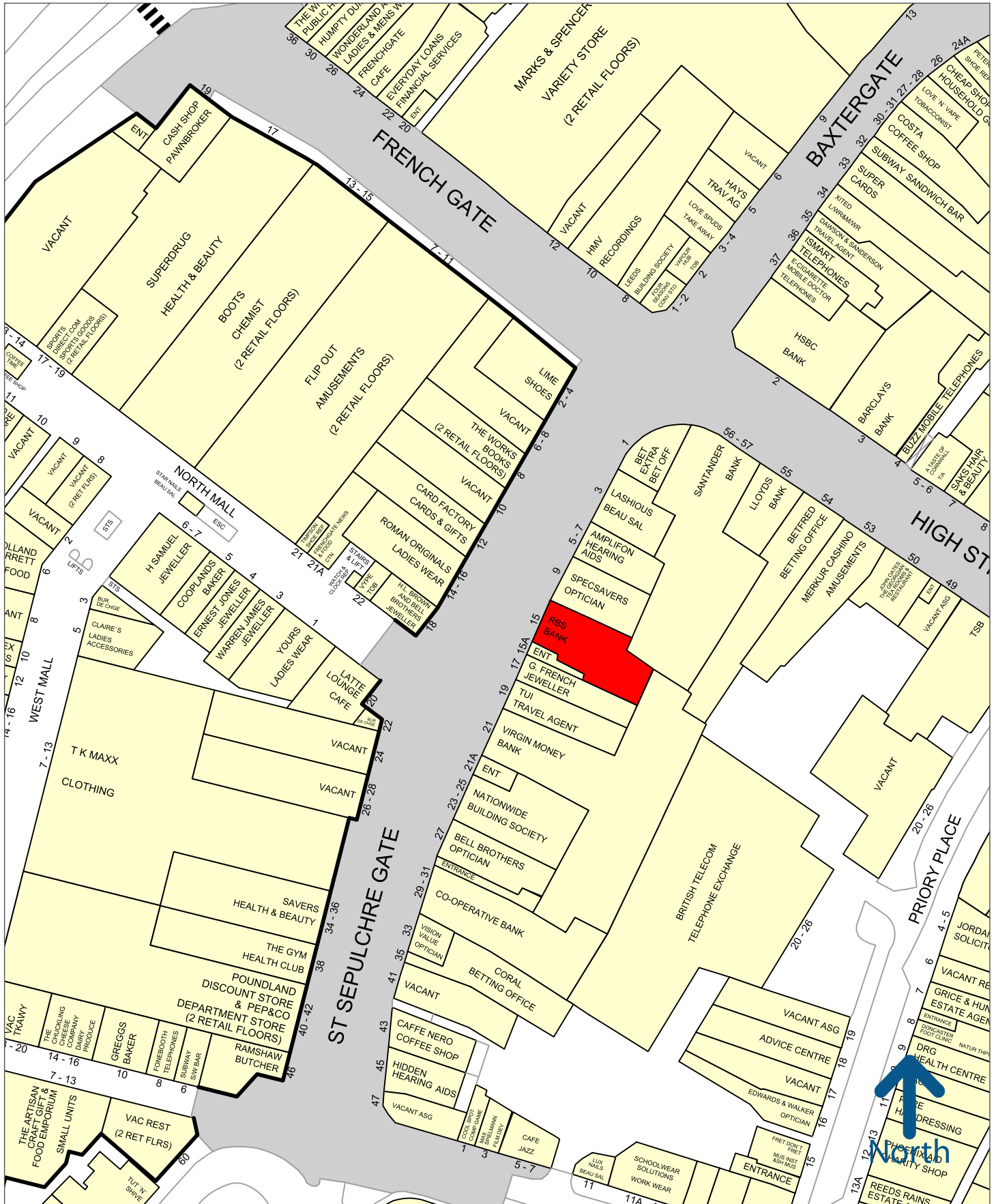
Each party is responsible for their own legal costs incurred in this transaction.

### EPC:

Available on request.

**Subject to Contract**  
September 2021

*In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction*



Experian Goad Plan Created: 29/09/2021

Created By: Barker Proudlove Ltd



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