

3 UNITS
IMMEDIATELY
AVAILABLE
(can be combined)

TO LET/
FOR SALE

UP TO
16,134 sq.ft

(1,499 sq.m) of floor space,
adjustable to suit
requirements.

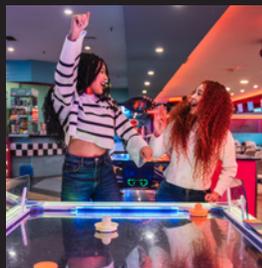
131,000
weekly footfall

Opposite

Frenchgate
Centre

DANUM HOUSE

St. Sepulchre Gate/
Printing Office Street,
Doncaster,
South Yorkshire,
DN1 1UB



Flexible Terms Incentives Available

(Subject To Planning)



Unit 2 - Duke Street Elevation



Unit 3 - Internal

UNITS
AVAILABLE
AS A WHOLE
OR COULD
BE SPLIT

Description

 Train Station – 4-minute walk

 Bus Station – 5-minute walk

 131,000 weekly footfall

 Opposite the Frenchgate Centre

 Population of 244,027 within 15-minute drive time and 1,543,050 within 30-minute drive time

 Benefits from private 4m high loading door

 Additional basement storage space available up to 12,385 sq.ft

AREAS (APPROX. NIA)	Sq.ft	Sq.m
UNIT 1	8,729	811
UNIT 2	6,040	561
UNIT 3	1,365	127
TOTAL	16,134	1,499

Retailers Include:

Sainsbury's

CAFFÈ NERO

SUBWAY

CORAL

Poundland

YORKSHIRE BUILDING SOCIETY

GREGGS

savers

HALIFAX

the gym group

FLANNELS

nationwide
A good way to bank.

MERKUR SLOTS

ADMIRAL CASINO

BETFRED

The co-operative bank

Terms

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

Rent

Price on application.

Rates

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

Details available on request.

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.

VAT

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



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mcoreproperty.com



Will Helm

07774 666805

01384 400123

WHelm@lcpproperties.co.uk



George Kearney

07714 679202

01384 400123

GKearney@lcpproperties.co.uk

Viewing

Strictly via prior appointment with the appointed agents:



0113 433 0117

WWW.NEWSWEBSTER.COM

Richard Webster 07739 680472
rw@newswebster.com



Adam Sanderson 07977 030164
adam.sanderson@savills.com



Steve Henderson 07870 999618
steveh@barkerproudlove.co.uk

Keira McLaughlin 07591 835776
kiera@barkerproudlove.co.uk