

2 UNITS
IMMEDIATELY
AVAILABLE
(can be combined)

131,000
weekly footfall

Opposite

Frenchgate
Centre

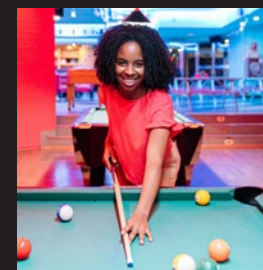
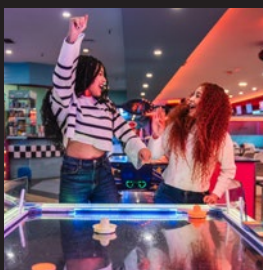
TO LET/
FOR SALE

UP TO
7,405 sq.ft

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

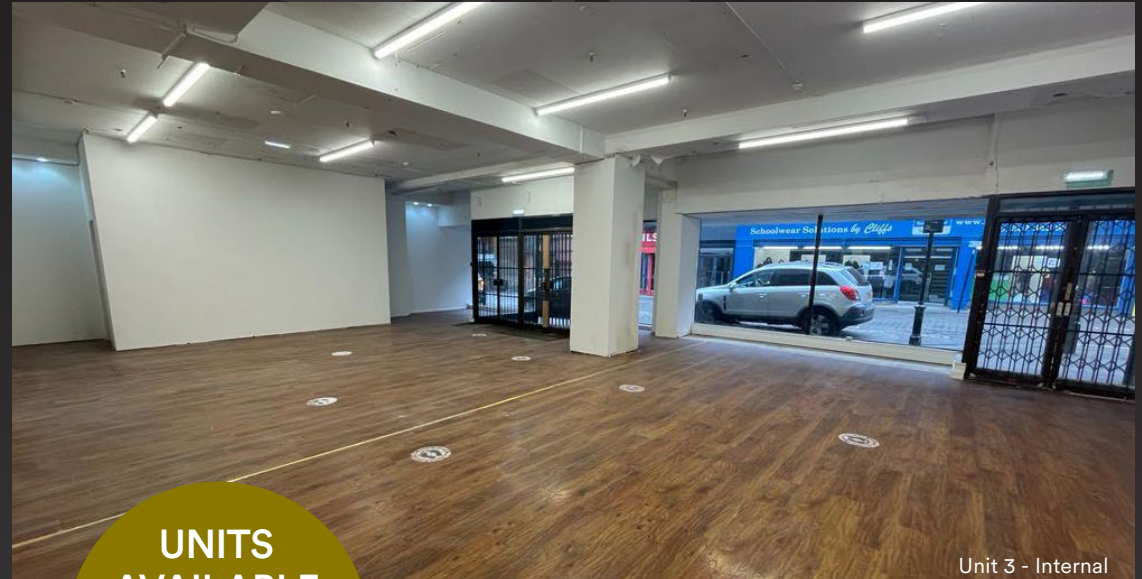
DANUM HOUSE

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



Flexible Terms Incentives Available

(Subject To Planning)



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 4,451 sq.ft

AREAS (APPROX. NIA)	Sq.ft	Sq.m
UNIT 2	6,040	561
UNIT 3	1,365	127
TOTAL	7,405	688

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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Strictly via prior appointment with the appointed agents:



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