28-29 High Street

Doncaster, DN1 1DW



TO LET / FOR SALE

641.60 SQ M
(6,906.12 SQ FT)

£38,000 PER ANNUM
OFFERS IN THE REGION OF £375,000

- Fully Fitted QSR Unit
- High Street Location
- Upper Floor Refurbishment Opportunity

City Centre
Retail/Restaurant Premises

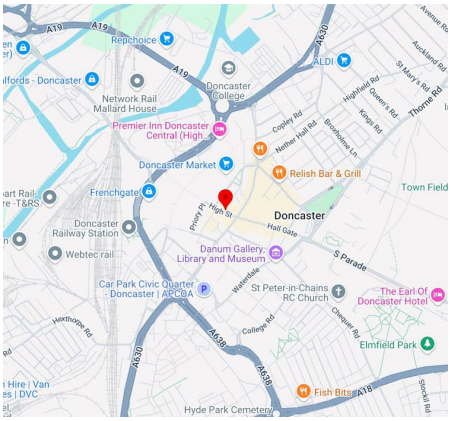
0114 282 3080
www.mjbcp.co.uk

28-29 High Street

Doncaster, DN1 1DW







Summary

Available Size	641.60 sq m / 6,906.12 sq ft
Rent	£38,000 per annum
Price	Offers in the region of £375,000
Rates Payable	£19,086.75 per annum Interested parties are advised to verify this information with the Local Rating Authority
EPC	B (43)

Location

The property is located in a prime position on High Street in the heart of Doncaster City centre. High Street links St Sepulchre Gate and Hallgate and the property is situated near the corners of Silver Street and Cleveland Street, a short distance from the Frenchgate Shopping Centre. Occupiers in the immediate locality include; The Grind, Mercure Hotel, Zest Bars & Grill, Warhammer, Subway and Bradley Knipe Menswear.

Description

The property is arranged over three floors, with the ground floor currently fitted as a restaurant and takeaway. The property also benefits from fully fitted male & female/disabled WC's.

The upper floor accommodation is accessed via a separate staircase from the rear car park and is currently void space but suitable for alternative uses subject to obtaining the appropriate planning permission.

Accommodation

The accommodation comprises the following net internal areas:

Floor/Unit	Description	sq ft	sq m
Ground	Sales	3,444.88	320.04
1st	Void	2,898.29	269.26
2nd	Void	562.95	52.30
Total		**6,906.12**	**641.60**

Terms

The property is available to let on a new Full Repairing and Insuring lease on terms to be agreed at a quoting rent of £38,000 pa exclusive of Business Rates and VAT.

Alternatively, consideration will be given to a sale of the freehold.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all purchasers. Prospective purchasers will be required to provide identification documents.

Costs

Each party is to be responsible for their own legal costs associated with the transaction.

VAT

All rents and prices are quoted exlusive of VAT at the prevailing rate.

Viewings

Strictly by appointment with the sole agents.

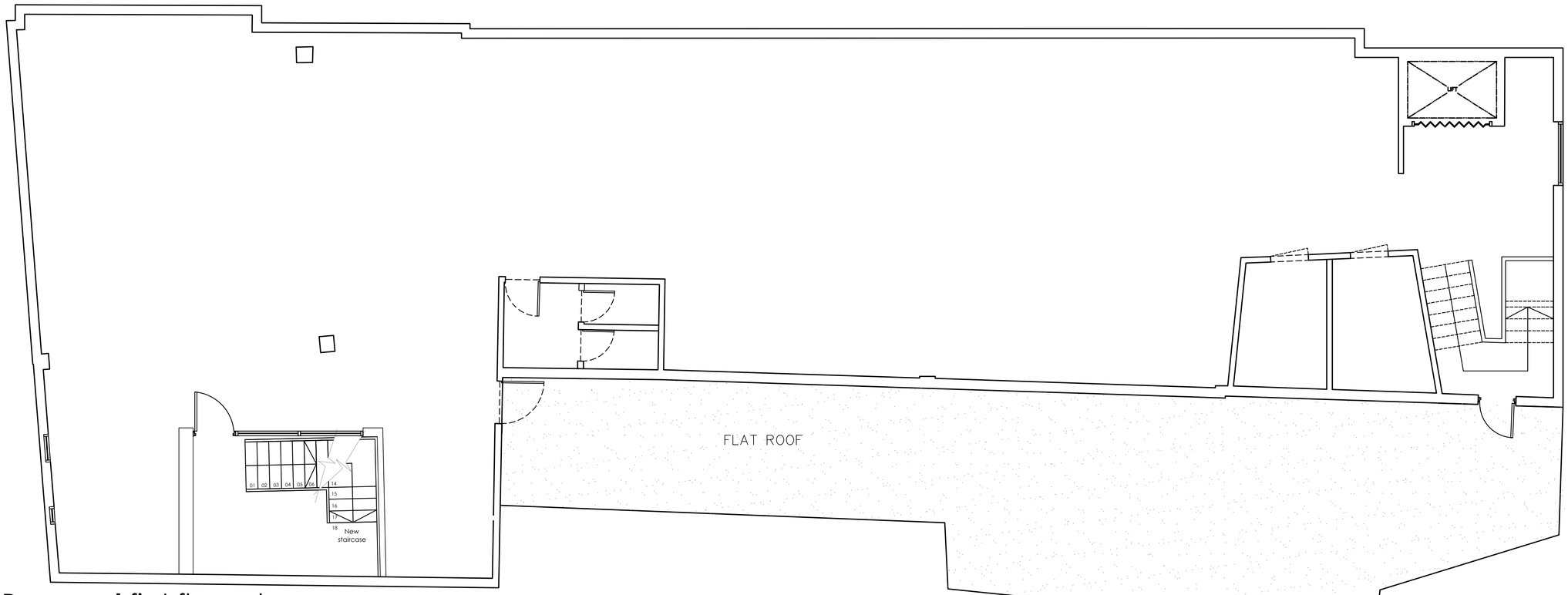


Matthew Barnsdale
07736 791146
mbarnsdale@mjbcp.co.uk

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ALL DIMENSIONS TO BE CHECKED ON SITE.

DO NOT SCALE FROM THIS DRAWING EXCEPT FOR THE PURPOSES OF LOCAL AUTHORITY PLANNING

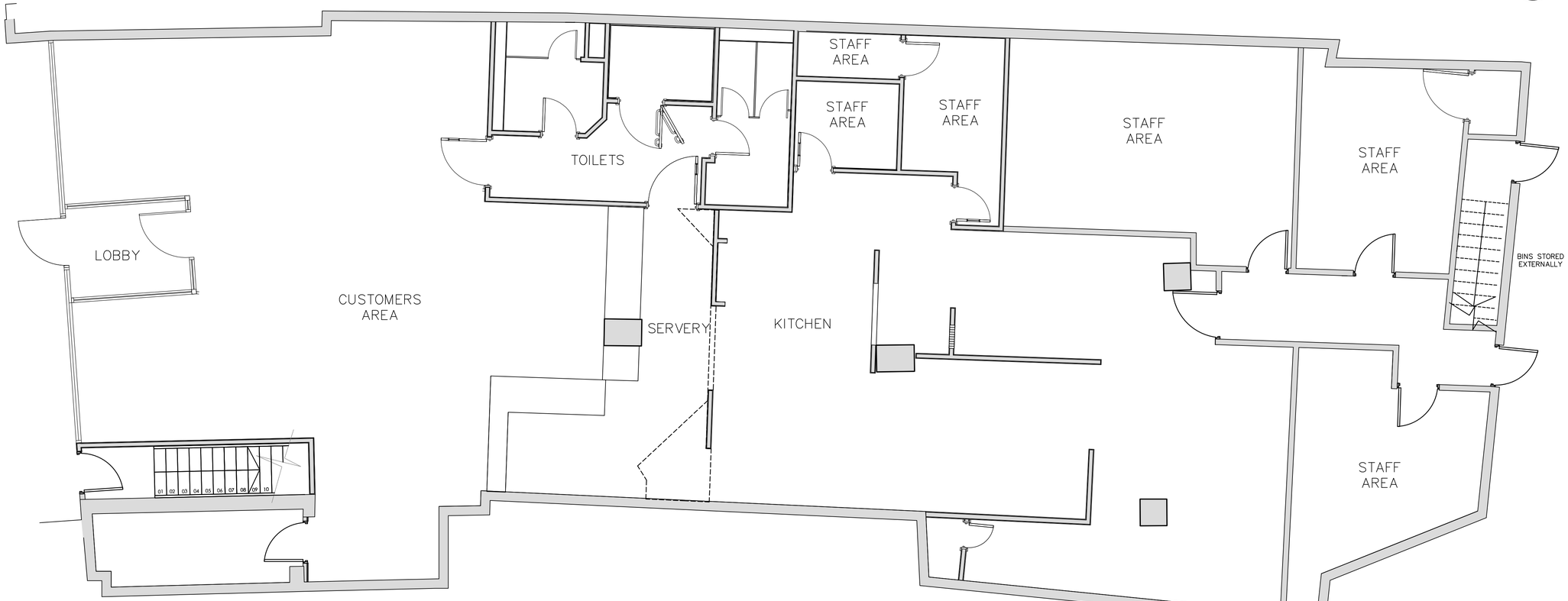


Proposed first floor plan

scale - 1:50 @ A1 / 1:100 @ A3

0 1 2 3 4 5 6 7 8 9 10

metres



Proposed ground floor plan

scale - 1:50 @ A1 / 1:100 @ A3

0 1 2 3 4 5 6 7 8 9 10

metres

PLANNING

rev	date	description
A	12–01–16	Indicative plant are omitted (MPO)

ripon house, suite 7
35 station lane
hornchurch
essex, rm12 6jl

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QFM

New Build

store address

Doncaster
28-29 High street
Doncaster, South Yorkshire
DN1 1DW

drawing title

Proposed
ground and first floor plan

drawn by	checked	date
MPO	@	Nov 2015
store no.	scale	
0000	1:50@ A1/ 1:100@A3	

drawing no.	revision
0000/2015/B101/15-0158	A