

**TO LET /
FOR SALE**

Wharfedale Property

5 – 6 High Street, Doncaster DN1 1ED

Prime Town Centre Retail Unit suitable for a Variety of Uses (STP)



1,116 ft² (103.68 m²)

Rent: On Application

- Prime location within the pedestrian precinct of Doncaster Town Centre
- Nearby occupiers include Barclays, NatWest, HSBC, Santander, Subway and Costa Coffee
- Formerly a Café / Coffee Shop but suitable for a variety of uses (subject to planning)
- EPC Rating – Exempt (Grade II Listed Building)

www.wharfedaleproperty.co.uk
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01924 476496

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Wharfedale Property

Location

The property is situated in a highly prominent location fronting High Street, which links directly with French Gate and Baxter Gate to form the main pedestrianised precinct of Doncaster Town Centre. The Frenchgate Shopping Centre is situated less than 100 yards to the East and other nearby occupiers include; Barclays, HSBC, Lloyds Bank, Santander, NatWest, Costa Coffee and Primark to name a few.

Doncaster is the largest Metropolitan Borough in the Country and has a population of circa 310,000 (ONS 2021)

Description

The Property comprises a Grade II Listed 2 storey building with a full width glazed shop front to High Street. Formerly, the Premises were operated as a Café / Coffee Shop and the building benefits from a large open planned retail area, walk in freezer, ground floor toilet / washroom. The first floor comprises three large rooms suitable for ancillary office accommodation or storage.

Services

Mains electricity, water and drainage are connected to the property. There is no gas present on site.

VAT

All rents and figures are quoted exclusive of VAT. In this instance, VAT is chargeable.

Buildings Insurance

Figures can be provided upon request.

Accommodation

Measured on a Gross Internal Floor Area basis, the Premises extend to 1,116 ft² (103.68 m²) and comprises:

Description	ft ²	m ²
Ground Floor Sales	557	51.75
Ground Floor Ancillary	144	13.38
First Floor Ancillary	415	38.55

Business Rates

Shop & Premises: £17,500 Rateable Value

The tenant is to be responsible for payment of business rates direct to the relevant Charging Authority.

Terms – Leasehold

Available by way of a new tenant's fully repairing and insuring lease for a period of years to be agreed, incorporating periodic rent reviews where applicable.

Price – Freehold

Available with Vacant Possession. Price On Application

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Viewing

Strictly by appointment only, contact:

Wharfedale	Joe Oade	01924 476 496
Eddisons	Matthew Jennings	01274 734 101

Subject to Contract

Misrepresentation Act 1967 Important Notice: Important Notice: Whilst every care has been taken to ensure accuracy, the contents of this literature do not form part of or constitute a representation or warranty and should be treated as a guide only. For accurate details the interested party is advised to consult the landlord / agents and or satisfy themselves by inspection. Misrepresentation Act 1967. This brochure and description therein do not form any part of a contract, and while every effort has been made to ensure accuracy, this cannot be guaranteed.

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