

47-48 Market Place

Doncaster DN1 1NJ

6,063 SqFt (563.25 SqM)

- Prominent retail space
- Accommodation over ground, first and second floors
- Directly opposite busy markets
- Historic building

TO LET

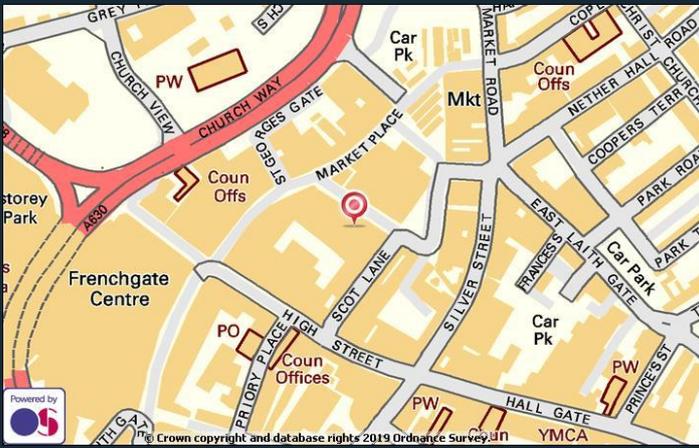


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4 Sidings Court, Doncaster DN4 5NU



LOCATION

The property is prominently located on Market Place in the heart of Doncaster town centre, directly opposite the busy markets. Market Place runs along the markets linking the bustling Baxter Gate with Scot Lane and is a popular retail area.

Nearby occupiers include Primark, Heron Foods, Paddy Power, Halifax as well as a number of cafes and public houses.

Doncaster is located in South Yorkshire approximately 30 miles southeast of Leeds and 25 miles northeast of Sheffield. The town has fantastic motorway links with junctions 3 and 4 of the M18 providing easy access to the A1(M), M1, M180, and M62 Motorways.

DESCRIPTION

The property comprises a mid-terraced double fronted retail unit with accommodation over ground, first and second floors located in the heart of Doncaster town centre.

Formerly Boots the Chemist where they had operated from for over 70 years, there is over 3,000 sq ft of retail space on the ground floor with ancillary storage to the upper floors as well as further storage space in the basement. The property is available from April 2020 when the lease to Boots comes to an end.

RENT

£55,000 per annum

SERVICES

None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of D 97. A copy is available upon request from the agents.

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RATING

The adopted rateable value is £55,500.

VALUE ADDED TAX

Unless otherwise stated, all rents and sale prices are quoted exclusive of VAT. Any prospective lessee or purchaser must independently satisfy himself or herself as to the incidence of VAT in respect of any transaction.

ACCOMMODATION

| | |
|---------------|--|
| Ground | 3,232 - 3,232 SqFt (300.25 - 300.25 SqM) |
| First | 2,831 - 2,831 SqFt (263.00 - 263.00 SqM) |
| Total | 6,063 SqFt (563.25 SqM) |



INSPECTIONS & FURTHER INFORMATION

Viewings strictly by prior appointment with the agents:

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