

TO LET PROMINENT RETAIL UNIT

Eddisons

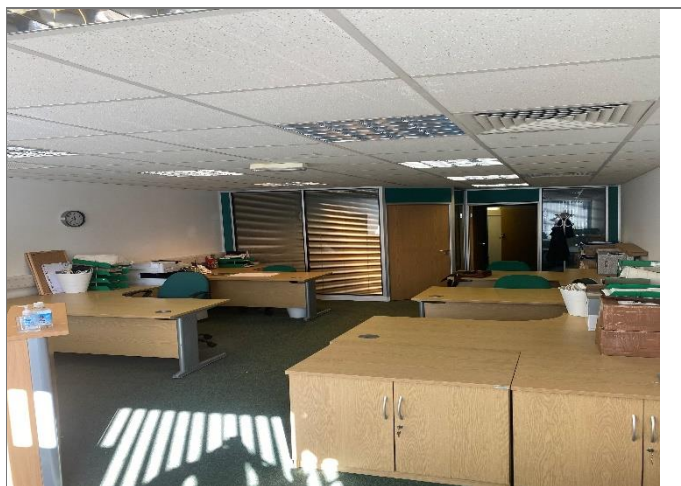


15 EAST LAITH GATE, DONCASTER, DN1 1JG

RENTAL - £10,000 PER ANNUM

- Prominently located within the town centre
- Suitable for a variety of occupiers
- Close proximity to local amenities

AVAILABLE SPACE
65.76m² (708 sq. ft.)



LOCATION

The property is located in Doncaster and fronts onto East Laith Gate, on the eastern side of the town centre in a mixed retail/leisure area.

The town enjoys excellent communication links, being close to the main motorway network (A1, M18 and M62), and within 7 miles of Robin Hood International Airport.

The main line rail station is close by and Sheffield is some 20 miles to the south west

DESCRIPTION

The subject property is situated over the ground floor and benefits from suspended ceilings, category II lighting, air conditioning and a full glazed shop frontage.

At the rear of the property is a fire escape which provides direct access to a secure car park where permits can be acquired.

UNIT	M ²	SQ FT
Retail Sales Area	53.18	573
Store / Kitchen	6.91	74
Rear Store	5.67	61
Total	65.76	708

RATEABLE VALUE

Description / Shop and premises

Rateable value / £7,500

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

Rental - £10,000 per annum for a term to be agreed.

LEGAL COSTS

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

VIEWING

By prior arrangement with the agents:

Eddisons
 File Ref / 711.4299a
 Tel / 0113 241 0940
 Email / jonny.cooper@eddisons.com

OCTOBER 2020
 SUBJECT TO CONTRACT

For more information, visit eddisons.com
 T: 0113 241 0940

Eddisons

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.