



Well Located Office/Leisure/Retail Space Size 13,681 sq ft (1,271 sq m)

- Suitable for a variety of uses – STP
- Excellent Location in Doncaster Town Centre, opposite Doncaster College
- Large Open Plan Floor Plate
- Prominent High Quality Building

Well Located Office/Leisure/Retail Space – To Let

Size 13,681 sq ft (1,271 sq m)

Location

The property is prominently located on High Fishergate opposite Doncaster College with frontage to the Market car park and the busy arterial route of Church Way in the heart of Doncaster town centre. The markets are immediately outside and the Frenchgate Shopping centre, train station and bus interchange is less than 5 minutes' walk to the west. Other occupiers in the building include Premier Inn and Table Table.

Description

The subject property comprises a ground and first floor open plan office/leisure space that is suitable for a variety of uses - STP. The property was previously used a gym and benefits from previous fitout of changing areas and WC's. The property has its own dedicated personnel access from Church Way, leading to a ground floor entrance/reception area. The first floor provides a large open plan floor plate, that would be suited for an office occupier or leisure operator.

The property benefits from the following:

- Air conditioning
- Suspended ceilings
- Male, female and disabled WC's
- Shower facility
- Disabled access lift
- Separate personnel access

Accommodation

Description	SQ M	SQ FT
Ground floor	121	1,302
First floor	1150	12,379
Total	1,271 Sq m	13,681 sq ft

Legal Costs

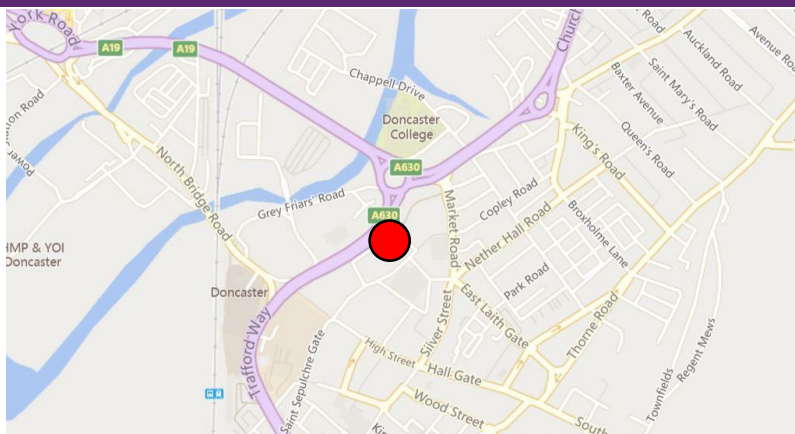
Each party is to bear their own legal costs incurred in any transaction.

VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

Rateable Value

The property has a rateable value of £62,500.



Terms

The premises are available to let by way of a new lease on terms to be agreed. Quoting rent on application. Please contact the agents to discuss terms and refurbishment options/incentives available.

EPC Rating

This is available upon request.

Further Information

For further information please contact the sole agents CPP:

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Date of Particulars

June 2021



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