

45 Market Place

Doncaster DN1 1NJ

4,784 SqFt (444.43 SqM)

- Prime retail opportunity
- Close to Boots, Ladbrokes, Paddy Power, Primark and the Red Lion
- Opposite Doncaster markets
- Former cafe - A3 use in place

TO LET

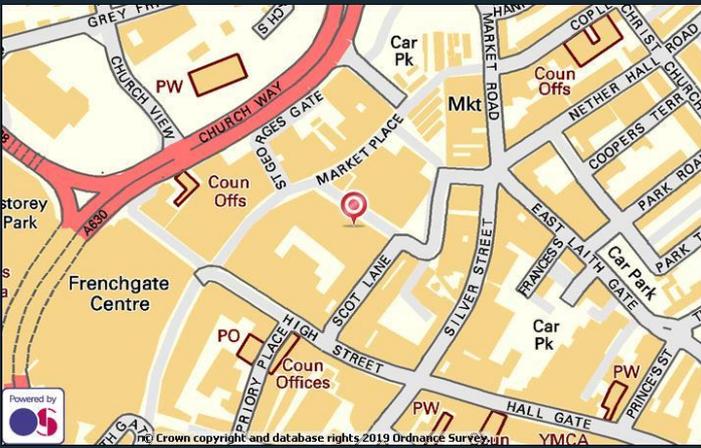


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4 Sidings Court, Doncaster DN4 5NU



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.

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 retail unit with accommodation over ground, first and second floors located in the heart of Doncaster town centre opposite the markets.

Internally the property offers predominantly open plan space to the ground floor, and having formerly been used as a cafe, has male, female, and disabled WC facilities.

To the upper floors are the former kitchen area, a number of office/storage spaces and WC facilities.

Nearby occupiers include, Paddy Power, Boots, Ladbrokes, Heron Foods, The Shoe Healer, and The Red Lion Public House.

RENT

£35,000 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 C - 58. A copy is available upon request from the agent.

RATING

The adopted rateable value is £42,000.

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.

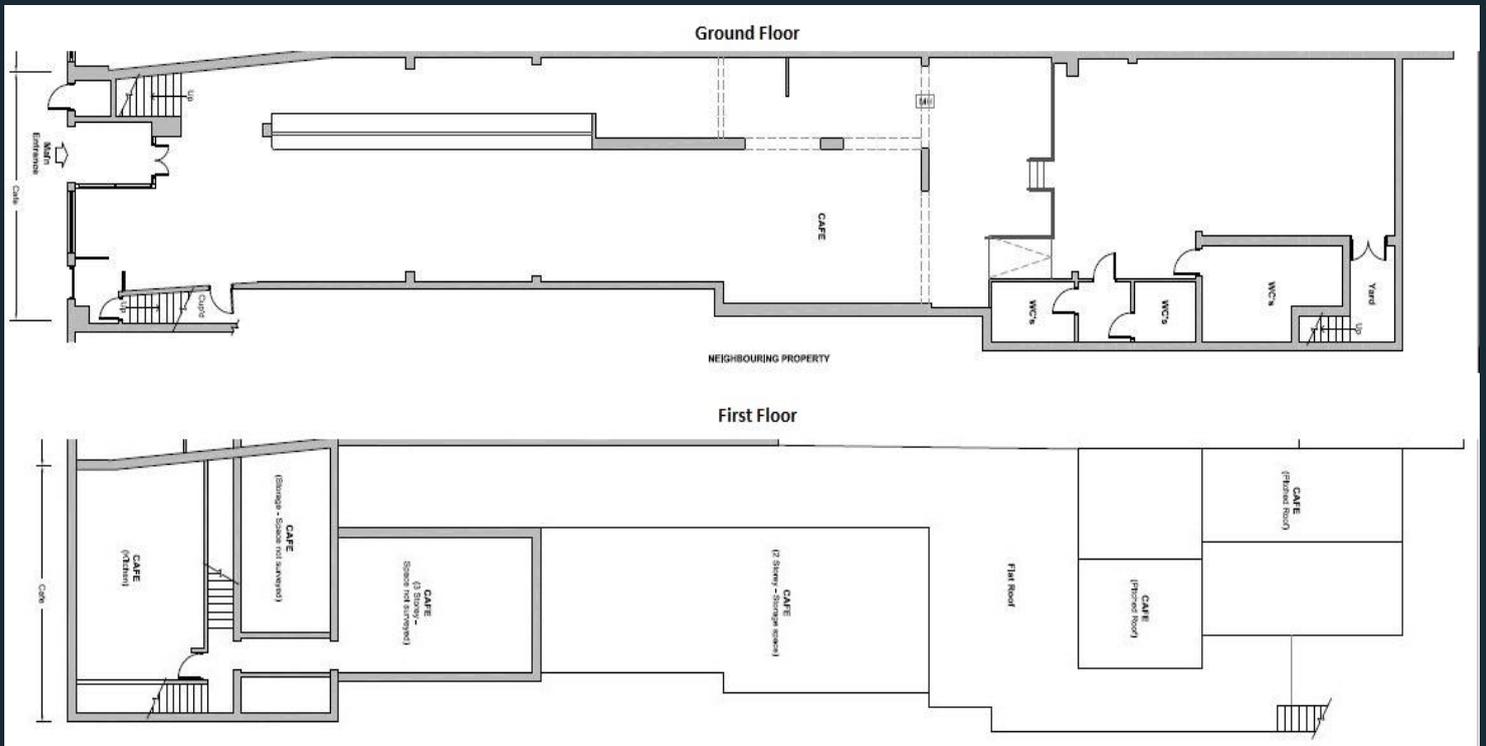
ACCOMMODATION

Ground	3,052 SqFt (283.53 SqM)
First	1,019 SqFt (94.67 SqM)
Second	713 SqFt (66.24 SqM)
Total	4,784 SqFt (444.43 SqM)

INSPECTIONS & FURTHER INFORMATION

Viewings strictly by prior appointment with the agents:

Adam Bates
 Barnsdales - Chartered Surveyors
 Tel: 01302 308 176
 adam@barnsdales.co.uk



Disclaimer

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2. None of the statements contained in these particulars as to the property(s) are to be relied on as statements or representations of fact.
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