

28-29 High Street

Doncaster, DN1 1DW

MJB
Commercial Property



TO LET

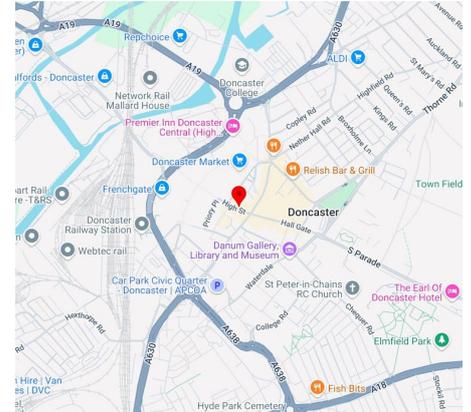
3,445 SQ FT
(320.05 SQ M)

£38,000 PER ANNUM

Prime Retail/Restaurant
Premises

- Fully Fitted QSR Unit
- Prime High Street Location

0114 282 3080
www.mjbcpc.co.uk



Summary

Available Size	3,445 sq ft / 320.05 sq m
Rent	£38,000 per annum
Rates Payable	£16,841.25 per annum Interested parties are advised to verify this information with the Local Rating Authority
EPC	B (43)

Location

The property is located in a prime position on High Street in the heart of Doncaster City centre. High Street links St Sepulchre Gate and Hallgate and the property is situated near the corners of Silver Street and Cleveland Street, a short distance from the Frenchgate Shopping Centre. Occupiers in the immediate locality include; The Grind, Mercure Hotel, Zest Bars & Grill, Warhammer, Subway and Bradley Knipe Menswear.

Description

The property is arranged over ground floor only and is currently fitted as a restaurant and takeaway. The property also benefits from fully fitted male & female/disabled WC's.

Accommodation

The accommodation comprises the following net internal areas:

Name	sq ft	sq m
Ground - Sales	3,444.45	320
Total	3,444.45	320

Terms

The property is available to let on a new Full Repairing and insuring lease on terms to be agreed at a quoting rent of £38,000pa exclusive of Business Rates and VAT.

VAT

All rents and prices are quoted exclusive of VAT at the prevailing rate.

Viewings

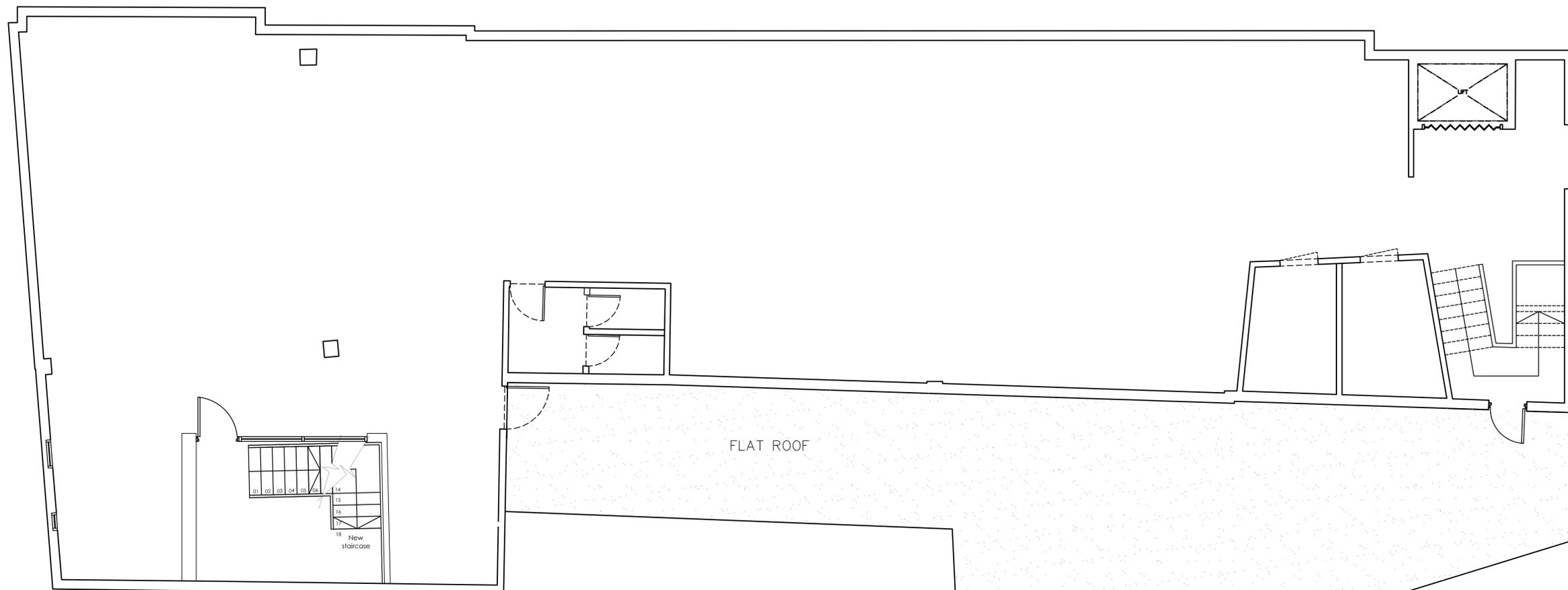
Strictly by appointment with the sole agents.



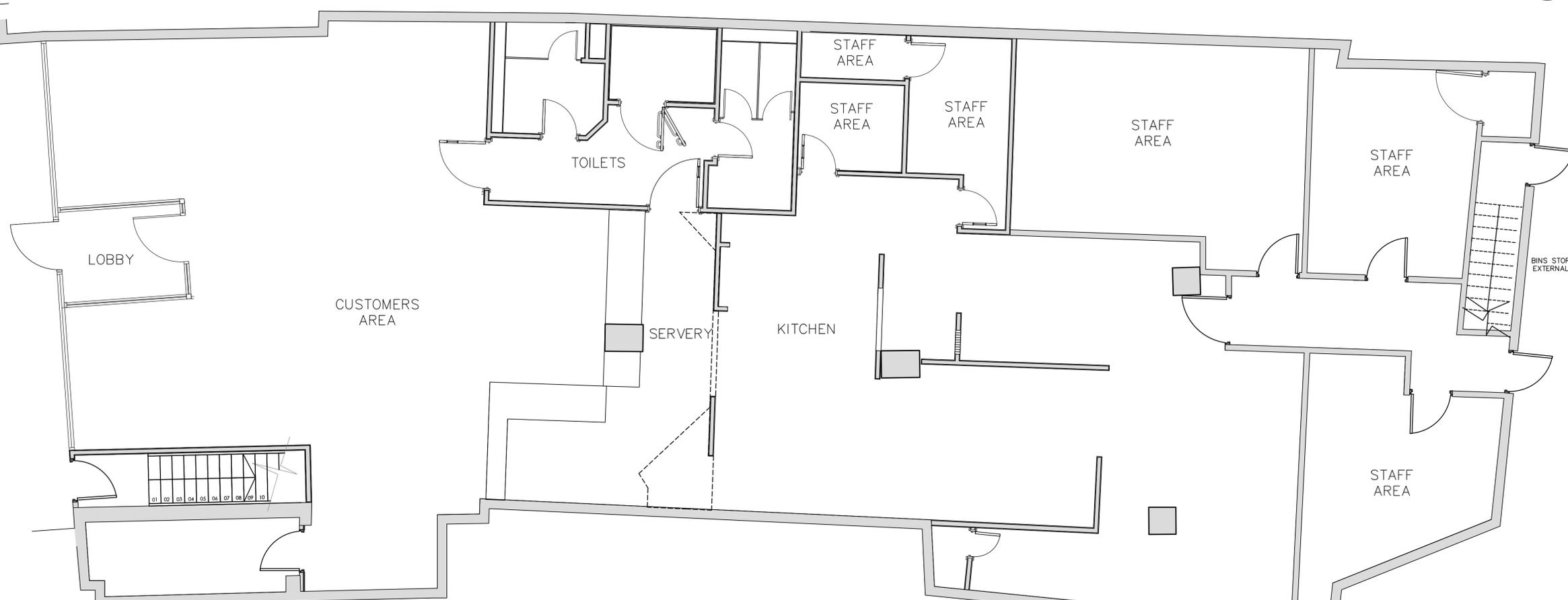
Matthew Barnsdale

07736 791146

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Proposed first floor plan
 scale - 1:50 @ A1 / 1:100 @ A3



Proposed ground floor plan
 scale - 1:50 @ A1 / 1:100 @ A3

ALL DIMENSIONS TO BE CHECKED ON SITE.
 DO NOT SCALE FROM THIS DRAWING EXCEPT FOR THE
 PURPOSES OF LOCAL AUTHORITY PLANNING

A 12-01-16 Indicative plant are omitted (MPO)

rev	date	description



ripon house, suite 7
 35 station lane
 hornchurch
 essex, rm12 6jl
 tel.: 01708 477899
 fax: 0709 223 4930
 e.: office@architect.tld.uk
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QFM

New Build

store address
Doncaster
 28-29 High street
 Doncaster, South Yorkshire
 DN1 1DW

drawing title
Proposed
 ground and first floor plan

drawn by	checked	date
MPO	@	Nov 2015
store no.	scale	
0000	1:50@ A1/ 1:100@A3	

drawing no.	revision
0000/2015/B101/15-0158	A

PLANNING