

16 Market Place

Doncaster, DN1 1LQ

MJB
Commercial Property



TO LET

1,730 SQ FT
(160.72 SQ M)

£21,500 PER ANNUM

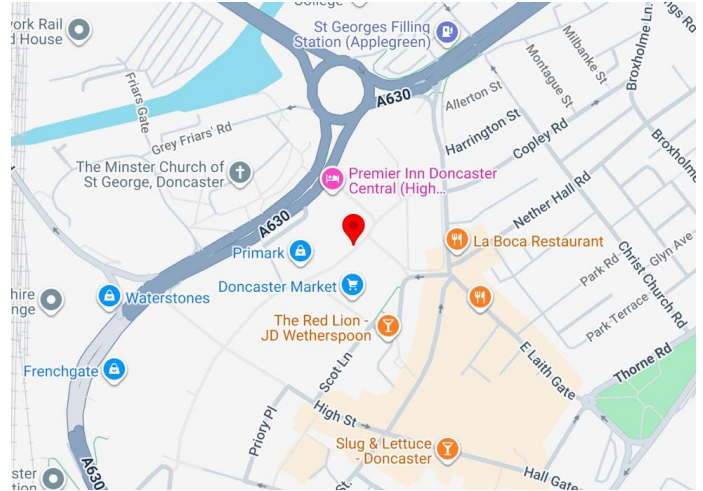
Cafe/Retail Unit To Let

- High Footfall Location
- Opposite the new Woolmarket & Corn Exchange Developments
- Would Suit Cafe, Takeaway, Retail or Nailbar Type Uses
- Air Conditioning to Ground Floor

0114 282 3080
www.mjbcpc.co.uk

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Summary

Available Size	1,730 sq ft / 160.72 sq m
Rent	£21,500 per annum
Rates Payable	£5,489 per annum Small Business Rates exemption should apply
Service Charge	N/A
Estate Charge	N/A
EPC	C (67)

Location

The property is situated in the heart of Doncaster city centre, on the pedestrianised Market Place, north of Baxtergate, and opposite the newly refurbished Corn Exchange, which is home to a number of niche retail and leisure occupiers. It is also located near the Woolmarket and Frenchgate Shopping Centre. Nearby occupiers include Primark, Bon Marche, Greggs and Paddy Power.

Description

The property comprises a three storey mid terrace retail/restaurant unit with ground floor sales/kitchen, first floor seating area & WC's and second floor ancillary office/storage accommodation.

Accommodation

The accommodation comprises the following net internal floor areas:

Name	sq ft	sq m
Ground - Sales	574	53.33
Ground - Kitchen/Store	101	9.38
1st - Sales/Ancillary	498	46.27
2nd - Ancillary	557	51.75
Total	1,730	160.73

Terms

The property is available to let on a new Full Repairing & Insuring lease on terms to be agreed at a quoting rent of £21,500 per annum.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all tenants. Prospective tenants will be required to provide certain identification documents.

Viewings

Strictly by appointment with the sole agents.



Matthew Barnsdale

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