

## DONCASTER

### 55 UPPER SOUTH MALL THE FRENCHGATE CENTRE

### FULLY FITTED COFFEE SHOP WITH NON-FOOD POTENTIAL DIRECTLY OPPOSITE PANDORA

#### LOCATION

Doncaster is a vibrant market town with indoor and outdoor markets, **House of Fraser**, **Primark** and **Marks & Spencer**.

The Frenchgate Centre dominates prime shopping with anchor tenants comprising **Debenhams**, **Next**, **New Look**, **River Island**, **H&M**, **Wilkinsons** and the new **TK Maxx Store** generating 18m customer units per annum.

There is a direct link to the **Transport Interchange** and a **1,200 space** multi-storey car-park.

The subject premises are in the heart of the scheme, adjacent to **WH Smith**, close to many of the anchor stores mentioned above with **Pandora**, **Argento Jewellers**, **Build-A-Bear** and **Toys R Us** close by.

#### ACCOMMODATION

The premises comprise the following approximate dimensions and net floor areas:

Internal Width	19'0"	5.79m
Ground Café/ Retail	1,138 sq ft	105.72 sq m
Currently 60 covers plus mall seating		

#### LEASE

The premises are held at a current rent of £ 60,000 p.a. on a lease expiring 22 June 2020.

A new lease may be available by negotiation.

#### TERMS

##### INCENTIVES AVAILABLE.

Fixtures and fittings available by negotiation.



#### SERVICE CHARGE

The service charge is estimated at £ 8,273 p.a.

#### COSTS

Each party will be responsible for their own legal costs.

#### RATES

We are advised the property is assessed as follows:-

Rateable Value (2017)	£ 44,750.00
UBR (2018/2019)	48.0p
Estimated Rates Payable (2018/2019)	£ 23,534.21

For further details visit [www.voa.gov.uk](http://www.voa.gov.uk) or contact the local Rating Authority. The Rates Payable may be subject to small business and/or transitional relief.

#### EPC

The Energy Performance Asset Rating is Band C (72). A copy of the EPC is available for inspection if required.

#### VAT

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

#### VIEWING & FURTHER INFORMATION

**THE STAFF ARE UNAWARE** of the impending disposal and please direct all enquiries to sole agents Brassington Rowan:

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   E: john.birtwistle@brassrow.co.uk

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**SUBJECT TO CONTRACT & VACANT POSSESSION**

