

DONCASTER

6 ST SEPULCHRE GATE

PROMINENT TWIN-FRONTED RETAIL OR LEISURE SPACE IN PRIME LOCATION



LOCATION

Doncaster is a vibrant market town with major stores including **House of Fraser, Marks & Spencer, TK Maxx** and **Primark** supported by **Indoor and Outdoor Markets**, an **International Food Hall** and **myriad independents**.

The unit occupies a very busy location at the pedestrianised crossroads of **St Sepulchre Gate, French Gate, Baxtergate** and **High Street**.

In addition to **M&S** and **House of Fraser**, other nearby occupiers include **HMV, Boots, The Works, Specsavers** and the adjacent **Flip Out Indoor Adventure Park** comprising trampolines, inflatables, soft play and more ...

ACCOMMODATION

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

Frontage to St Sepulchre Gate	26'6"	8.08 m
Frontage to French Gate	17'0"	5.18 m

Ground Sales/Ancillary	2,514 sq ft	233.56 sq m
First Sales/Seating/Ancillary	2,816 sq ft	261.62 sq m

The twin frontage may offer scope for a separate Takeaway/Collect/Delivery facility on French Gate.

RENT

Offers in the region of £49,500 pax are invited.

LEASE

The property is available by way of an effectively full repairing and insuring lease on terms to be agreed.

SERVICE CHARGE

The current on-account service charge for 2022 is £9,675 plus VAT.

COSTS

Each party will be responsible for their own legal costs.

RATES

We are advised the property is assessed as follows:-

Rateable Value (April 2023)	£60,000.00
UBR (2024/2025)	54.6p
Estimated Rates Payable (2024/2025)	£32,760.00
Estimated Payable with Retail Relief	£ 8,190.00

For further details visit www.voa.gov.uk or contact the local Rating Authority. The Rates Payable may be subject to small business and/or other reliefs.

EPC

The energy efficiency rating is D (97).

A copy of the EPC certificate is available upon request.

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

Please direct all enquiries to Brassington Rowan:

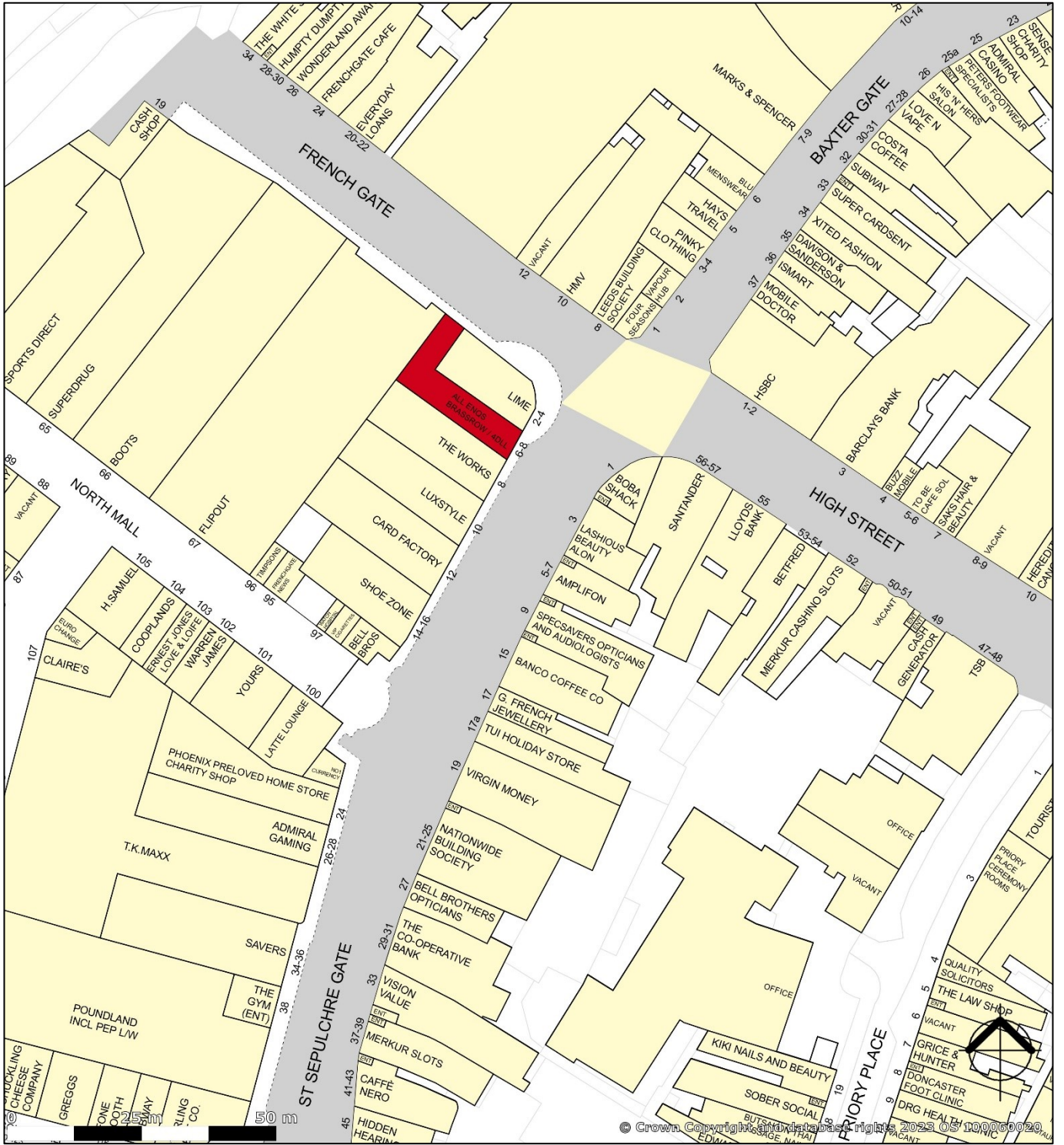
John Birtwistle D: 0113 383 3758
M: 07711 646990
E: john.birtwistle@brassrow.co.uk

Jason Oddy D: 0113 383 3759
M: 07718 159671
E: jason.oddy@brassrow.co.uk

or our joint agents

4D Properties T: 01746 712342

SUBJECT TO CONTRACT



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