

[www.lanewalker.co.uk](http://www.lanewalker.co.uk)

Telephone 0114 275 3260

Watsons Chambers, 5-15 Market Place, Castle Square, Sheffield S1 2GH

**Lane  
Walker**

Chartered Surveyors  
Commercial Property Consultants

## RETAIL UNIT TO LET

**30 Printing Office Street, Doncaster, DN1 1TR**



### LOCATION

The Subject Premises are located on Printing Office Street in Doncaster Town Centre which links The Colonades Shopping Centre through to the Frenchgate Shopping Centre. The premises are located opposite CEX and Scrivens Opticians with other occupiers located in close proximity including William Hill, Walkabout, and PC Friend.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form any part of any contract

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### ACCOMMODATION

The premises comprise 1 retail units and provide the following approximate dimensions and net internal floor areas:-

#### **30 Printing Office Street:**

	<b>SQ FT</b>	<b>SQ M</b>
Ground Floor Sales	1,664	154.55
Ground Floor Store	142	13.15
First Floor Store	1,432	133.00
<b>TOTAL</b>	<b>3,238</b>	<b>300.70</b>

### LEASE TERMS

The premises are available by way of a new full repairing and insuring lease for a term to be agreed, subject to five yearly upwards only rent reviews.

### RENTAL

Reduced offers in the region of **£25,000 per annum exclusive** are invited for the commencing.

30 Printing Office Street:           **£25,000 per annum exclusive**

### RATEABLE VALUE

We are advised by the local Rating Authority that the premises are assessed for rating purposes set out below:-

30 Printing Office Street:           Shop, Store and Premises           £33,000

Interested parties are advised to make their own enquiries with the Local Rating Authority.

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### LEGAL COSTS

Each party to be responsible for their own legal costs incurred as a result of this transaction.

### EPC

Energy Performance Certificate available upon request.

### VIEWING

All arrangements are to be made strictly through the joint agents:

**Robert Lane**  
**Lane Walker**  
**0114 275 3260**  
[robert@lanewalker.co.uk](mailto:robert@lanewalker.co.uk)

**Gary Newbould**  
**Newbould Commercial**  
**0114 327 7892**  
[gary@newbouldcommercial.co.uk](mailto:gary@newbouldcommercial.co.uk)

**SUBJECT TO CONTRACT**

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#### **Details prepared AUGUST 2015**

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