

To Let – Retail Premises

3,954 sq ft (367.33 sq m)

16A/16B Baxtergate, Doncaster, DN1 1JU

- On the instructions of Santander
- Prominent central location

Location

The unit is situated on the corner of Baxtergate and St George Gate. The unit is situated in close proximity to the High Street. Nearby retailers include Primark, House of Fraser, Boots and William Hill.

Description

The unit comprises ground floor sales area with ancillary space on the ground floor as well as the first floor and second floor. The unit is situated on a pedestrianised road and benefits from glazed frontage.

Accommodation

The unit extends to the following approximate floor areas:

| | |
|--------------|----------------------------------|
| Ground Floor | 1,296 sq ft (120.40 sq m) |
| First Floor | 1,314 sq ft (122.07 sq m) |
| Second Floor | 1,344 sq ft (124.86 sq m) |
| TOTAL | 3,954 sq ft (367.33 sq m) |

Rates

| | |
|---------------------------|---------|
| Rateable Value | £99,000 |
| UBR | 49.7p |
| Rates Payable (Per Annum) | £48,807 |

Interested parties should verify these figures with the Local Authority.



Planning

A2/A1

Rent / Lease Terms

The property is available by way of a new sub-lease or assignment of the existing lease with expiry on 22nd April 2021.

Rent

Rent on Application

VAT

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

EPC

TBC

Viewing and further information

By appointment through Sole Agents GL Hearn.

Adam Hanline

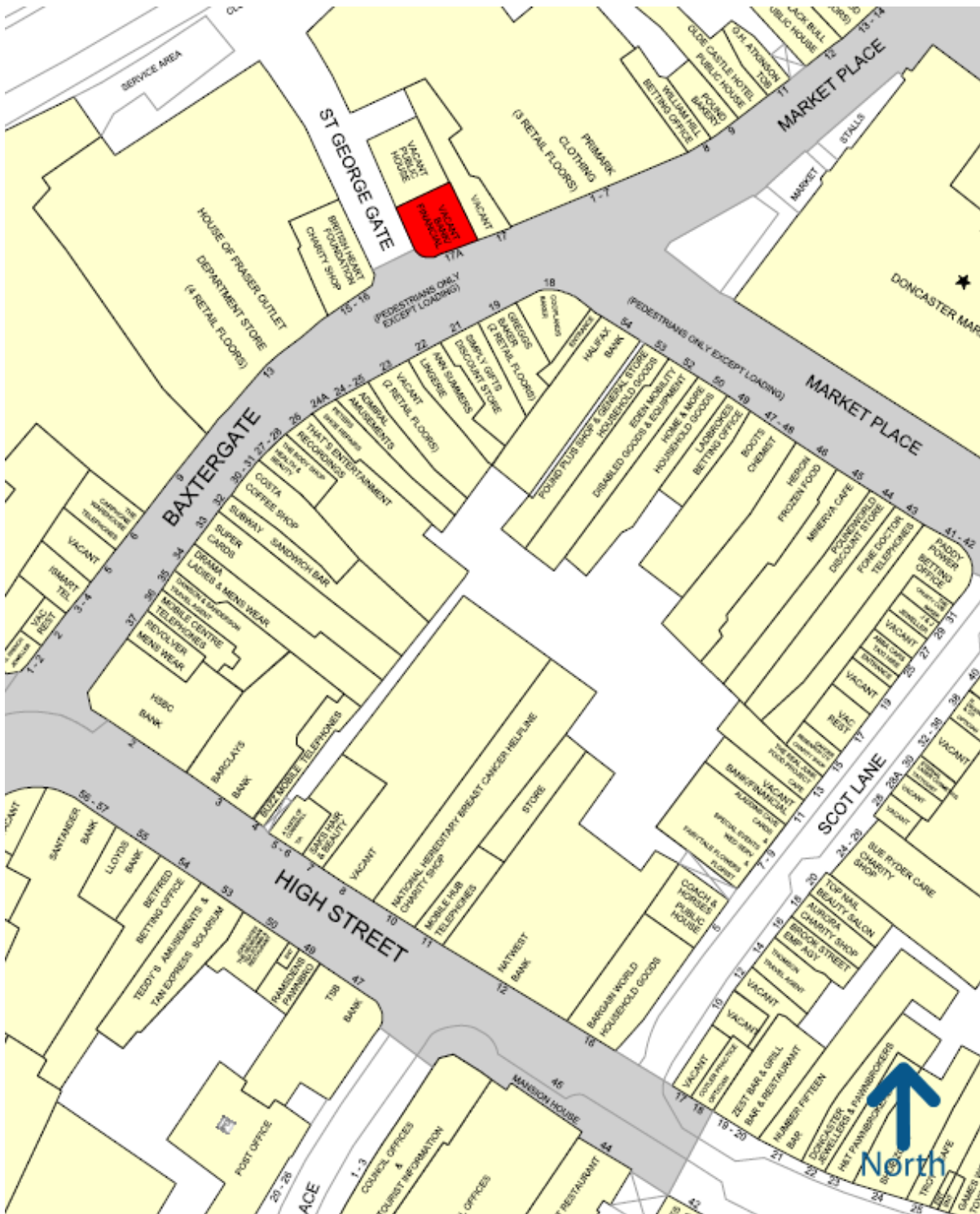
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Important Notice

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