

**PROMINENT CITY CENTRE SPACE
IN LANDMARK BUILDING.
SUITABLE FOR A VARIETY OF RETAIL,
LEISURE OR BUSINESS USES.**

(SUBJECT TO PLANNING)



TO LET

Ground floor

7,440 sq.ft

(691 sq.m)

Basement

4,671 sq.ft

(434 sq.m)

Unit 1, Danum House, Doncaster, South Yorkshire, DN1 1UB

- Prominent city centre location
- Opposite entrance to the Frenchgate Centre, weekly footfall of 131,000
- Occupiers in the vicinity include McDonalds, Flannels, British Heart Foundation, Poundland, The Gym, CEX and Savers

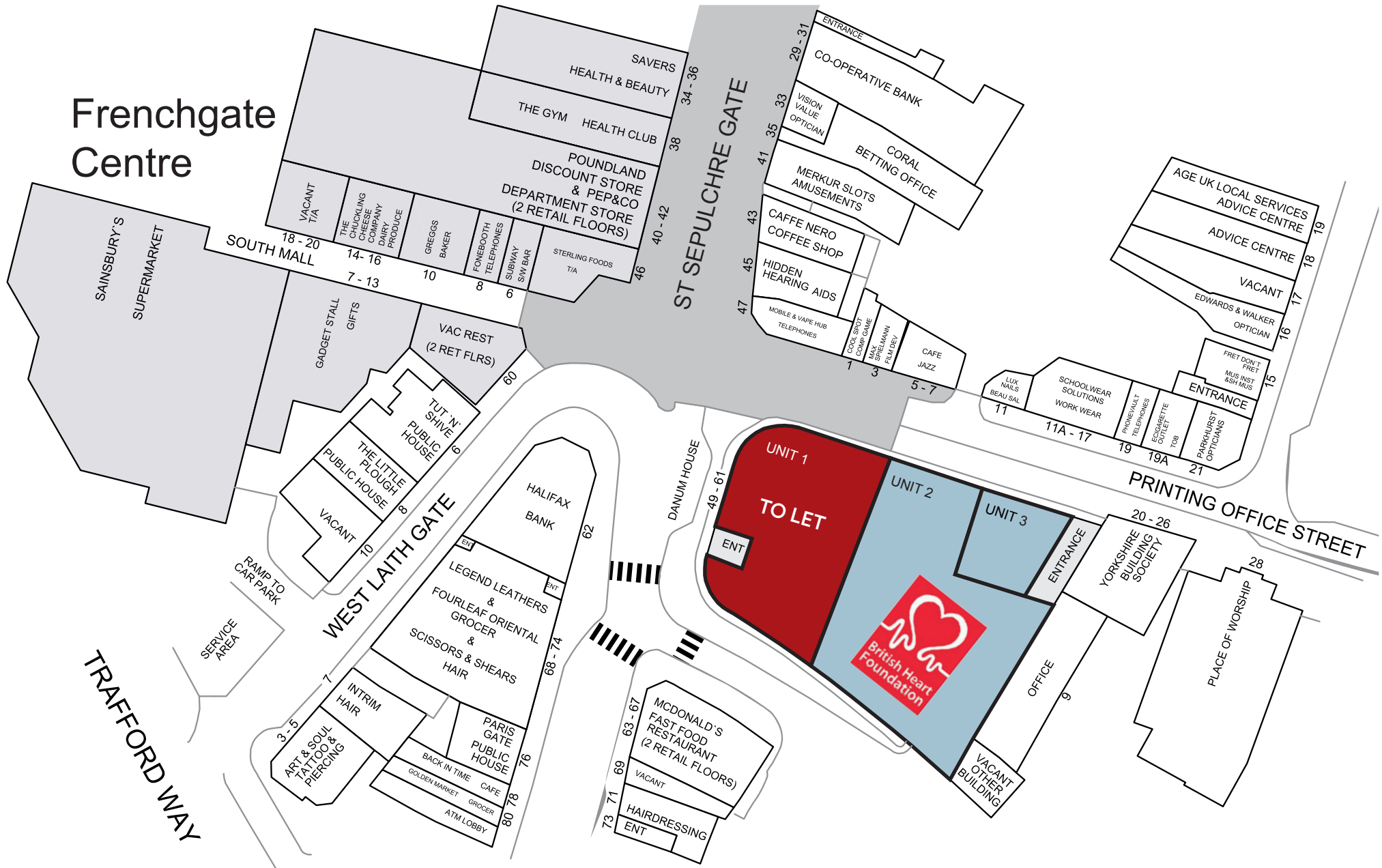
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Frenchgate Centre



Unit 1, Danum House, Doncaster, South Yorkshire, DN1 1UB

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	7,440	691
Basement	4,671	434
TOTAL	12,111	1,125

Description

Danum House is a prominent landmark building in the heart of Doncaster city centre, directly opposite the Frenchgate Shopping Centre and with frontages to St Sepulchre Gate, Printing Office Street and Duke Street. The available space is planned on ground floor and basement levels, providing open plan space suitable for a variety of retail/leisure/business uses.

Terms

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed.

Rental offers are sought in the region of £80,000 per annum exclusive.

Rates

Rateable value of £55,000. Rates payable £28,160. Interested parties should verify the rateable value, the availability of any relief and the actual rates payable with the Local Authority.

Services

The unit has electricity connected.

Service Charge & Insurance

The service charge is currently £12,151. The landlord insures the premises and the premium is recoverable from the tenant.



Energy Performance

Further information available upon request.

Planning

We understand that the property has a Class E planning consent. Interested parties should satisfy themselves that the premises have planning consent for their proposed use.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

VAT

VAT is payable on all sums due to the landlord under the terms of the lease.

Viewing

Strictly via prior appointment with the appointed agents:



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