



# TO LET

Ground floor

1,419 sq.ft

(132 sq.m)

First Floor

1,322 sq.ft

(123 sq.m)

## 14-16 Printing Office Street (unit 3), Doncaster, South Yorkshire, DN1 1UB

- The property is part of Danum House, a landmark building in the heart of Doncaster city centre
- 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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400123

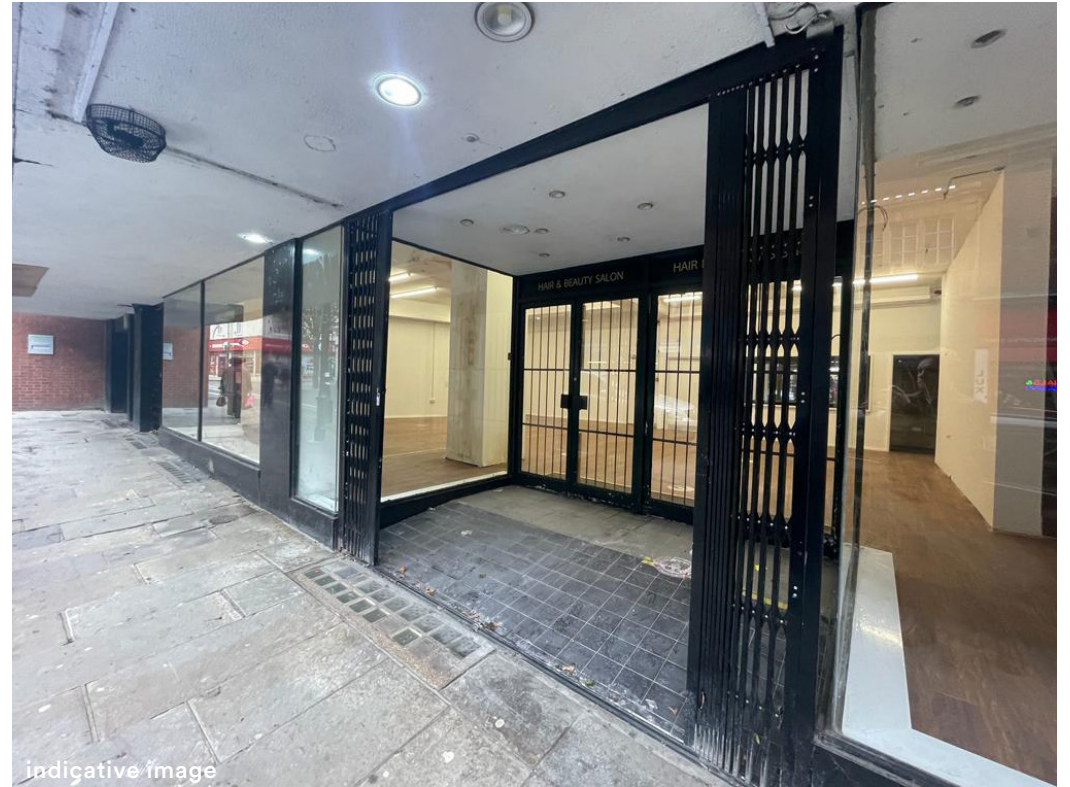
[searchlcp.co.uk](http://searchlcp.co.uk)



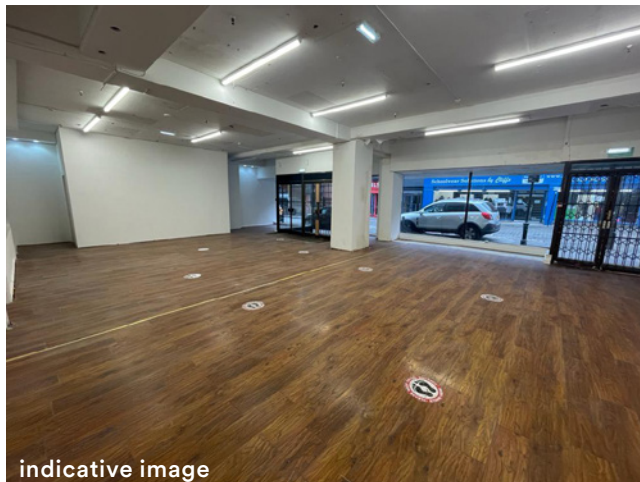
14-16 Printing Office Street (unit 3), Doncaster, South Yorkshire, DN1 1UB



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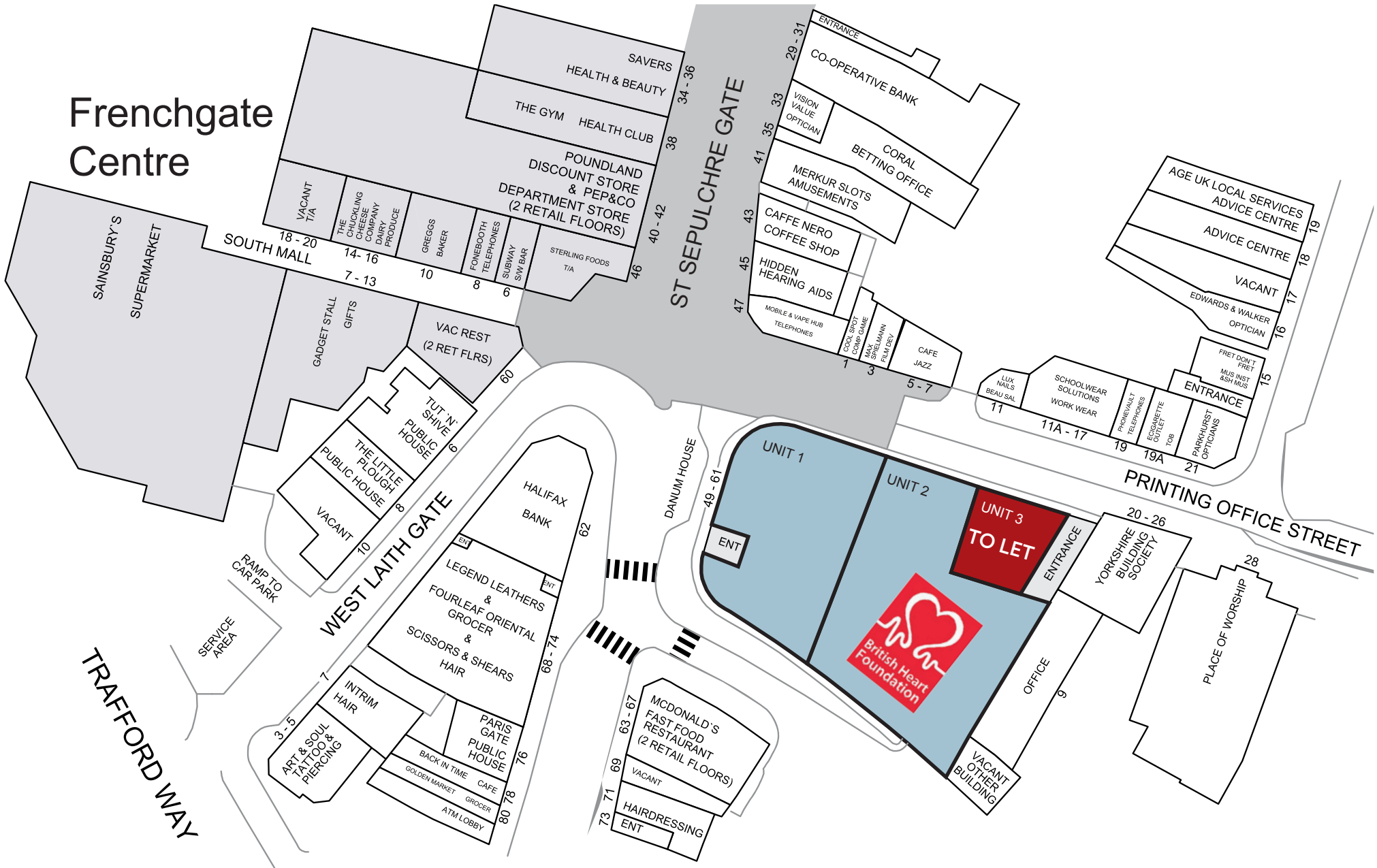


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# Frenchgate Centre



## 14-16 Printing Office Street (unit 3), Doncaster, South Yorkshire, DN1 1UB

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	1,419	132
First Floor	1,322	123
<b>TOTAL</b>	<b>2,741</b>	<b>255</b>

### Description

The subject property is part of Danum House, a landmark building in the heart of Doncaster opposite The Frenchgate Shopping Centre. Suitable for a variety of retail/office uses, the property benefits from an extensive display frontage to Printing Office Street.

### 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 £30,000 per annum exclusive.

### Rates

Rateable value of £30,750. Rates payable £15,344. Interested parties should verify the rateable value, the availability of any relief and the actual rates payable with the Local Authority.

### Services

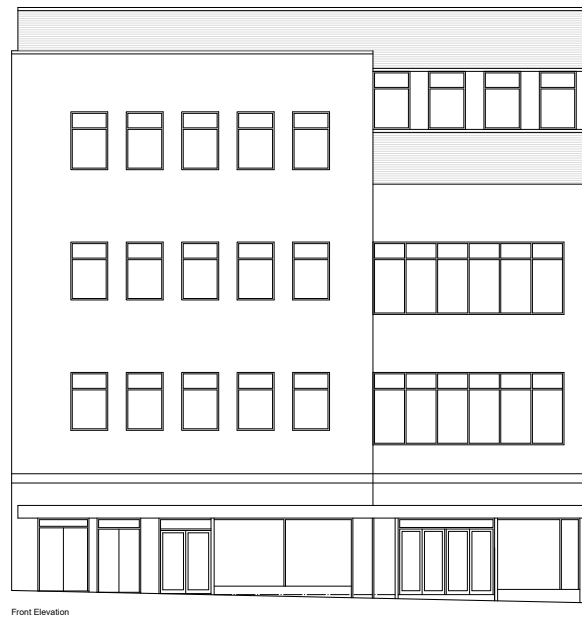
The unit has electricity connected.

### Service Charge & Insurance

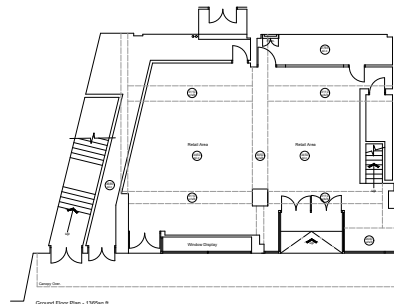
The service charge is currently £2,750. The landlord insures the premises and the premium is recoverable from the tenant.

### VAT

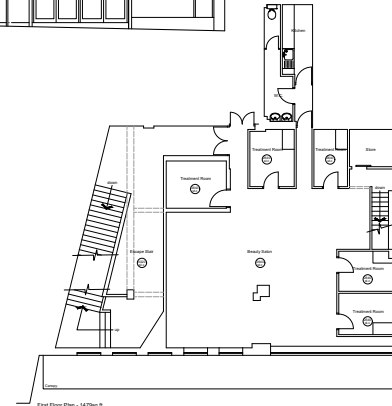
VAT is payable on all sums due to the landlord under the terms of the lease.



Front Elevation



Ground Floor Plan - 1320sq ft



First Floor Plan - 1470sq ft

### 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.

### Viewing

Strictly via prior appointment with the appointed agents:



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