

65 Hall Gate

Doncaster DN1 3PB

1,417 SqFt (131.64 SqM)

- Prominent retail unit
- Prime location on newly redeveloped Hall Gate
- Dual frontage to Hall Gate and Cleveland Street
- Town centre location

TO LET

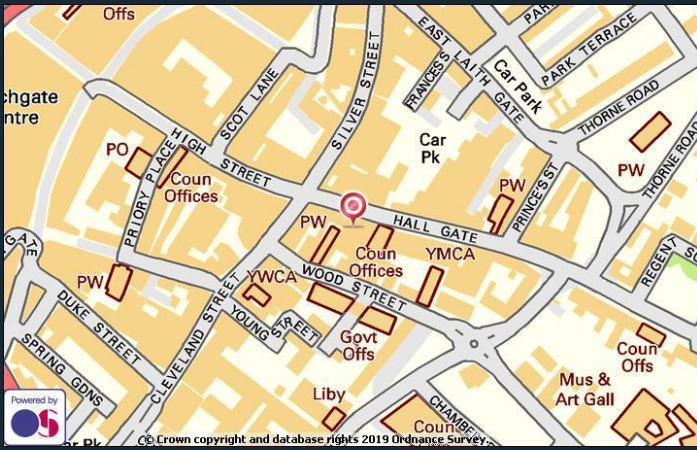


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4 Sidings Court, Doncaster DN4 5NU



LOCATION

The property is prominently located on the junction of Hall Gate, Silver Street, Cleveland Street and High Street in the heart of Doncaster town centre. From its location all the town centre amenities are easily accessible and nearby occupiers include a number of estate agents, solicitors, restaurants & bars, Slug & Lettuce, Zest and KFC.

Doncaster is located in South Yorkshire approximately 30 miles southeast of Leeds and 25 miles northeast of Sheffield. The town has fantastic motorway links with junctions 3 and 4 of the M18 providing easy access to the A1(M), M1, M180, and M62 Motorways.

DESCRIPTION

The property comprises the ground floor retail space of 65 Hall Gate prominently located on the junction of Hall Gate, Silver Street, Cleveland Street and High Street in Doncaster town centre. Hall Gate is undergoing a major redevelopment to become more pedestrian friendly and wider pavements will bring greater outside space including al fresco dining and drinking due for completion in May 2019.

Internally the accommodation is predominantly open plan with a storage room, separate kitchen, and disabled WC facilities.

The specification includes:

- Dual frontage to Hall Gate and Cleveland Street
- Suspended ceilings
- Grid lighting
- Tiled and carpeted floor
- Separate kitchen
- Disabled WC facilities

RENT

£25,000 per annum



SERVICES

None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of E - 103.

RATING

The adopted rateable value is £30,250.

VALUE ADDED TAX

Unless otherwise stated, all rents and sale prices are quoted exclusive of VAT.

ACCOMMODATION

Ground	1,417 SqFt (131.64 SqM)
Total	1,417 SqFt (131.64 SqM)



INSPECTIONS & FURTHER INFORMATION

Viewings strictly by prior appointment with the agents:

Craig Goody MRICS
Barnsdales - Chartered Surveyors
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