



**PROMINENT UNIT TO LET**  
**2/4 ST SEPULCHRE GATE**  
**FRENCHGATE CENTRE**  
**DONCASTER**

### Location

Doncaster is a major regional centre in South Yorkshire with approximately 300000 people in its catchment.

The subject property is part of the Frenchgate Centre and is located on a prominent corner on the main thoroughfare from the towns well known market and very busy Primark to the Frenchgate Centre which has a footfall in excess of 300000 per week and includes retailers such as Boots, River Island, H&M, Next and access to an 1100 space car park.

The subject property is close to Marks and Spencer, Poundland, The Works and Romans and it's prominence and potential for outside seating makes the unit suitable for A1 food offers and potentially A3 restaurants (subject to planning permission)

### Accommodation

Ground Floor Sales	1622 sqft
Basement Sales	1954 sqft
Basement Ancillary	589 sqft
First Floor Ancillary	430 sqft

### Lease

The property is available by way a new effectively full repairing and insuring lease for a term of 10 years subject to an upward only rent review at the anniversary of the fifth year of the term.

### Rental

Offers are invited in the region of £60,000 per annum exclusive of rates, service charge, insurance and VAT.

### Rates

We are electronically advised by the VOA that the property is assessed as follows:

Rateable Value	£99,500
UBR (2018/2019)	49.3p
Rates Payable (2018/2019)	£56,920

Interested parties should make their own enquiries as the above figures may be subject to transitional relief

### Energy Performance Certificate

A copy of the Energy Performance Certificate is available upon request.

### Viewing & Further information:

Strictly by prior appointment through joint sole agents  
**Jamieson Mills:**

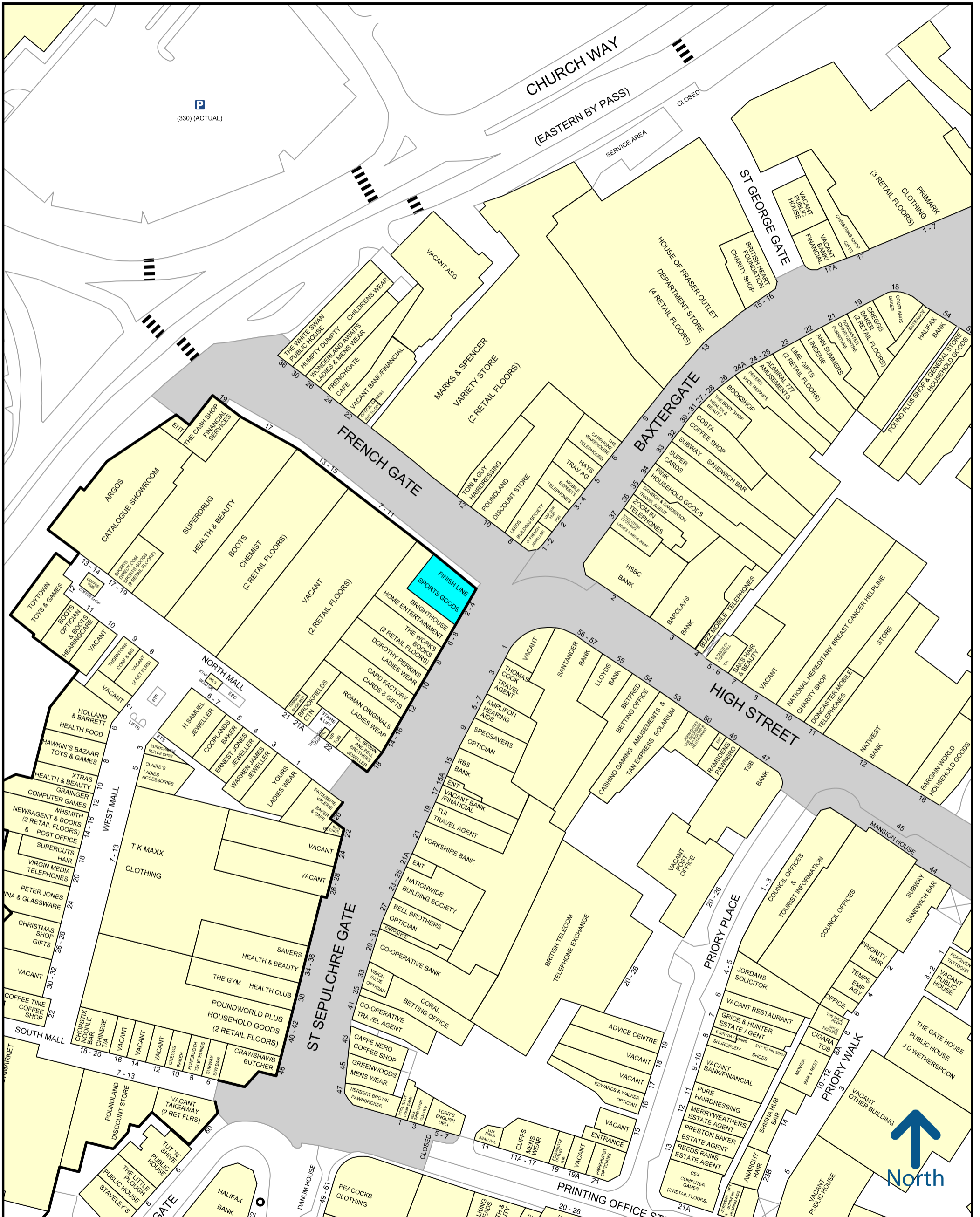
**Jamie Simister**

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### Subject to Contract





50 metres

Experian Goad Plan Created: 01/08/2018  
Created By: Jamieson Mills Ltd



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