

The Vault, 16 High Street / 1 Scot Lane
Doncaster DN1 1EW

3,910 SqFt (363.24 SqM)

- Prominent landmark building
- Great leisure use opportunity
- Character features
- Upper floors may be available

TO LET

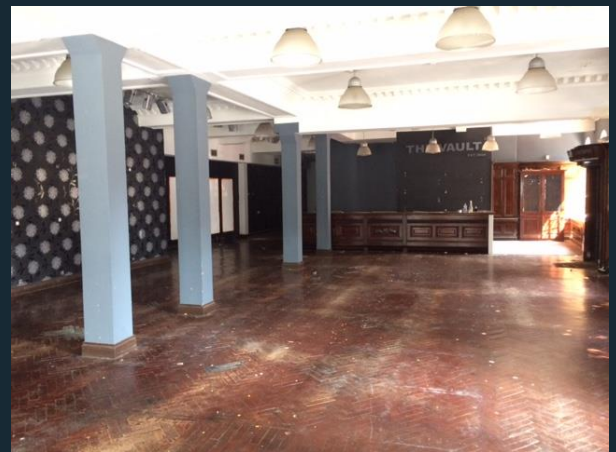
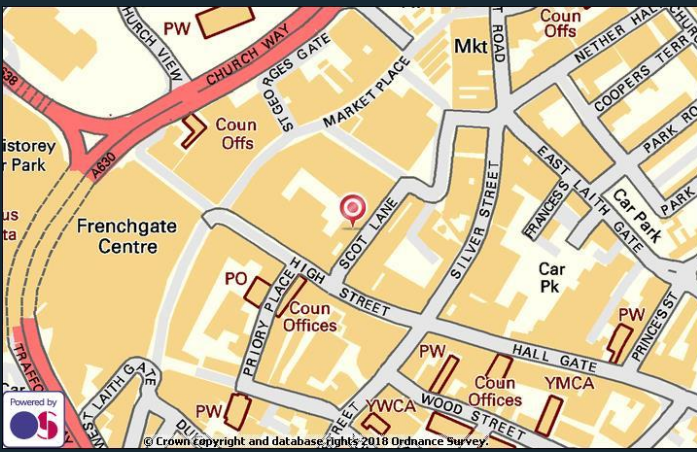


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4 Sidings Court, Doncaster DN4 5NU



LOCATION

The property is prominently located on the corner of the High Street and Scot Lane in the heart of Doncaster town centre. The Mansion House is directly opposite the building and Priory Walk meets the High Street at this crossroads.

Nearby occupiers include, Subway, Natwest Bank, TSB Bank, Zest Bar & Grill, Bradley Knipe Menswear, KFC, The Coach and Horses Public House, 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 former Yorkshire Bank premises on the corner of the High Street and Scot Lane providing ornate and character filled accommodation over ground floor and basement.

Internally the ground floor provides predominantly open plan space, the original banking hall with its parquet flooring and dark wood features. The space has subsequently been used by a number of retailers and would suit a restaurant, bar, cafe, or any other retail use.

The ground floor comprises 2,270 sq ft with a further 1,665 sq ft in the basement which would make an ideal cellar and storage space. The original bank vaults are still in place in the basement.

RENTPRICE

£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)

RATING

The adopted rateable value is currently assessed as a whole including the first and second floors which are deemed as retail space.

The current rating is £63,500.

VALUE ADDED TAX

Unless otherwise stated, all rents and sale prices are quoted exclusive of VAT. Any prospective lessee or purchaser must independently satisfy himself or herself as to the incidence of VAT in respect of any transaction.

ACCOMMODATION

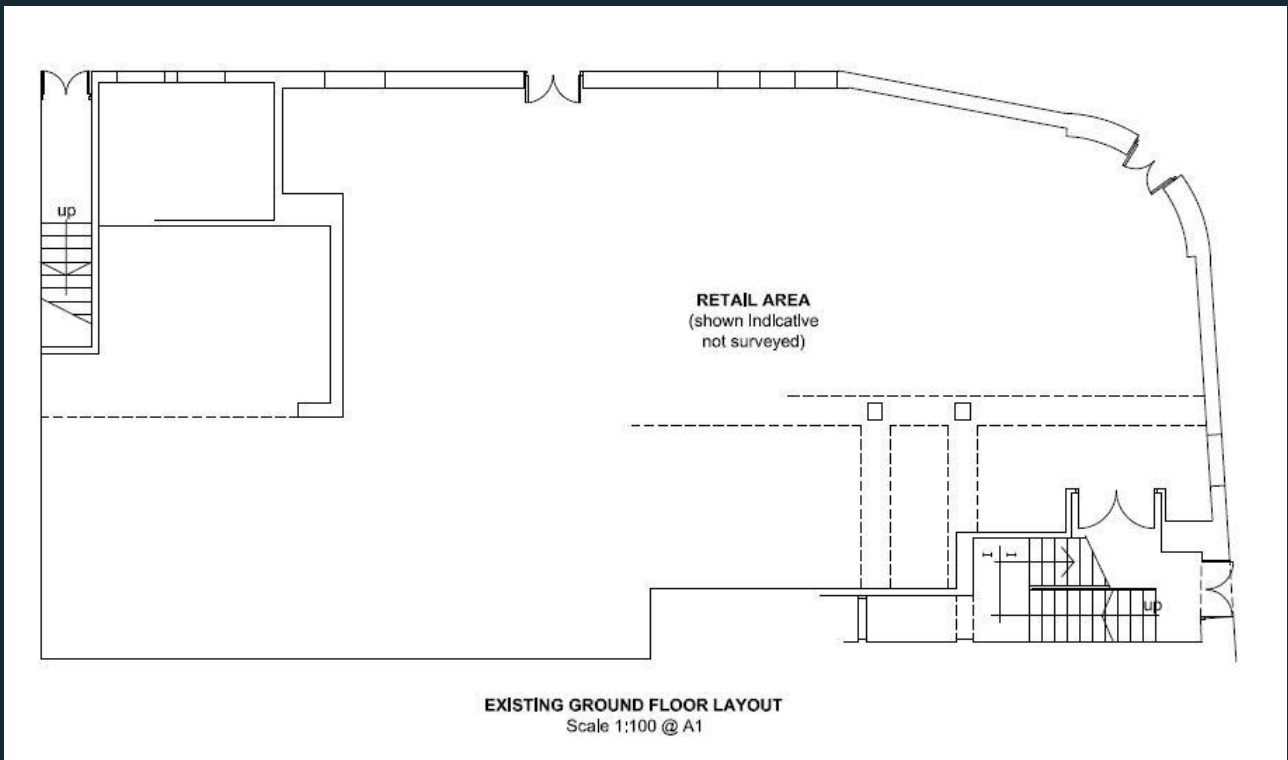
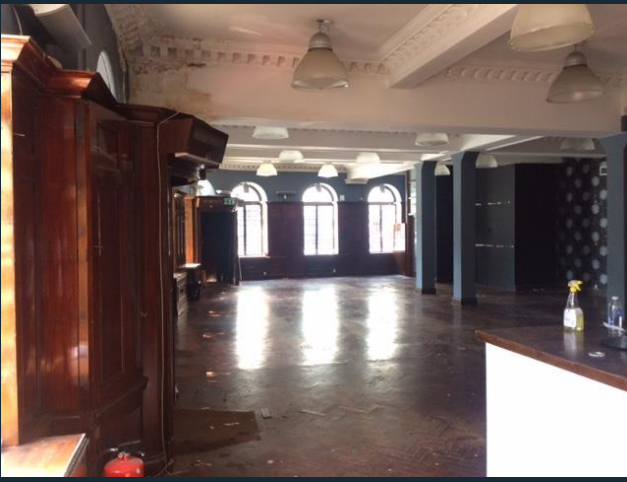
Ground	2,270 SqFt (210.88 SqM)
Basement	1,665 SqFt (154.68 SqM)
Total	3,910 SqFt (363.24 SqM)

INSPECTIONS & FURTHER INFORMATION

Viewings strictly by prior appointment with the agents:

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