# barnsdales™



32 Wood Street, Doncaster DN1 1EH

AVAILABLE TO LET

Retail - A1

2,450 SqFt (227.6 SqM)

Leasehold £22,000 per annum

- Prominent corner unit
- Well known town centre building
- Competitive terms available
- Excellent signage opportunities

## Barnsdales

7 Thorne Road Doncaster DN1 2HJ







## Location

The property is located on the corner of Wood Street and Cleveland Street within Doncaster town centre less than 10 minutes walk to both the Frenchgate Centre and the train station.

Nearby occupiers include; NYC Bar & Grill, Doncaster Free Press, YMCA, Alpha Mini Cabs, and The Old Angel Public House.

# Description

The property comprises a prominent corner retail unit with frontages to both Cleveland Street and Wood Street with entrances from both streets.

The unit was formally used as a hair salon and has two areas internally which link or can be separated to cater for different uses.

There is a large amount of storage space to the basement.

## Accommodation

The accommodation comprises:

GF - 1,225 sq ft (113.80 sq m)

Basement - 1,225 sq ft (113.80 sq m)

Total - 2,450 sq ft (227.60 sq m)

## Services

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

#### Rating

The adopted rateable value in the 2010 list is £20,000.

This information was obtained from an inspection of the Valuation Office Agency website in October 2015.

#### Availability

Leasehold £22,000 per annum

#### **Fire Risk Assessment**

We have assumed that a suitable and sufficient Fire Risk Assessment has been carried out. Under the Regulatory Reform (Fire Safety) Order 2005 this assessment needs to be recorded in writing where there are five or more employees, the property is under enactment of a licence or where an alterations notice has been served.

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#### **Inspections & Further Information**

Viewings are strictly by prior appointment with the agent, no direct approach may be made to the property. For an appointment to view, please contact the agent.

Craig Gooddy

Barnsdales - Chartered Surveyors Tel: 01302 308182 <a href="mailto:craig@barnsdales.co.uk">craig@barnsdales.co.uk</a>

For details of further properties www.barnsdales.co.uk

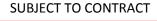
## **Valuation Services**

Barnsdales has a dedicated team of Chartered Surveyors and Valuers offering valuations, consultancy, rating, investment, rent reviews, lease renewals, building surveying, planning and dispute resolution advice in all our sectors.

## Thinking of selling by Auction?

If you have a property that might be suitable for sale by auction please contact our strategic partners Regional Property Auctioneers and they will be able to provide you with the best advice 0844 967 0604.





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## Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

# Value Added Tax (VAT)

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.

# **Energy Performance Certificate (EPC)**

An Energy Performance Certificate for this property has been instructed and will be available shortly. Please enquire of the agents for more information.

## **Follow Barnsdales**

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# Photographs







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#### Disclaimer

Misrepresentation Act 1967: Barnsdales for itself and for the vendor(s) or lessor(s) of this property whose agent it is give notice that:

1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these particulars as to the property(s) are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Barnsdales nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 5. None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe and working order.

Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT.

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