

**32 Wood Street, Doncaster DN1 1EH****Leasehold £22,000 per annum****AVAILABLE TO LET****Retail - A1****2,450 SqFt (227.6 SqM)**

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

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.

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.

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Valuation Services

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SUBJECT TO CONTRACT

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.

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**Photographs**

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