

**29 KINGSGATE  
DONCASTER**



**SHOP TO LET**  
**Flexible Sub Lease Available**

**LOCATION**

Situated adjacent to the **Library** within the Waterdale Centre, Doncaster City Centre. There is ample parking in close proximity along with numerous office workers and multiple retailers including **Greggs, Cooplands, Harveys, Iceland & Bet Fred.**

**ACCOMMODATION**

Arranged on ground floor only providing the following approximate dimensions and net internal areas:

<b>Gross Frontage</b>	18' 3"	5.56m
<b>Internal Width</b>	17' 2"	5.23m
<b>Shop Depth</b>	43' 7"	13.28m
<b>Ground Floor Sales</b>	743 sq ft	69.03sqm
<b>Kitchenette</b>	33 sq ft	3.07sqm

**LEASE**

The property is held by way of an effectively full repairing and insuring lease expiring 25<sup>th</sup> May 2014 with a final outstanding rent review from 26<sup>th</sup> May 2009 and a current passing rental of **£12,500pax.**

**SUB LEASE**

Available by way of assignment with incentives, subject to covenant. Alternatively the property can be sub-let for a term and rent to be agreed.

**SERVICE CHARGE**

The service charge for the year expiring March 2006 was £2,939.48. We are awaiting confirmation of the upcoming figure for the current year but have no reason to believe that this figure will deviate substantially.

**RATES**

Rateable Value	£9,900
UBR (2006/2007)	£0.433
Rates payable	£4,217.40

Interested parties should verify these figures with Doncaster Borough Council Business Rates Department (Tel:01302 734444 ).

**LEGAL COSTS**

Each party to bear their own legal costs incurred in this transaction.

**VIEWING**

All enquires or arrangements to view should be via the sole agents, Dresler Smith.

**Dresler Smith** (Tel: 0113 245 5599)  
Contact: David Dresler  
davidd@dreslersmith.co.uk

**Date of particulars: 23 August 2006**

**SUBJECT TO CONTRACT**