



TO LET

TOWN CENTRE RETAIL UNIT

1,238 Sq Ft (115.01 Sq M)

- ◆ Located in the heart of Doncaster Town Centre
- ◆ Prime retail core
- ◆ Incentives available

11, Scot Lane
Doncaster, DN1 1EW

LOCATION

The property is situated fronting Scot Lane in the heart of Doncaster town centre. This is within the town's prime retail core which is home to a number of national and independent operators.

DESCRIPTION

The property comprises a ground floor retail unit set within a three storey retail block fronting Scot Lane. Internally the accommodation is divided to form a ground floor sales area with storage/staff accommodation to the rear.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (6th Edn) the property provides the following Net Internal floor area:- 1,238 sq ft.

RATES

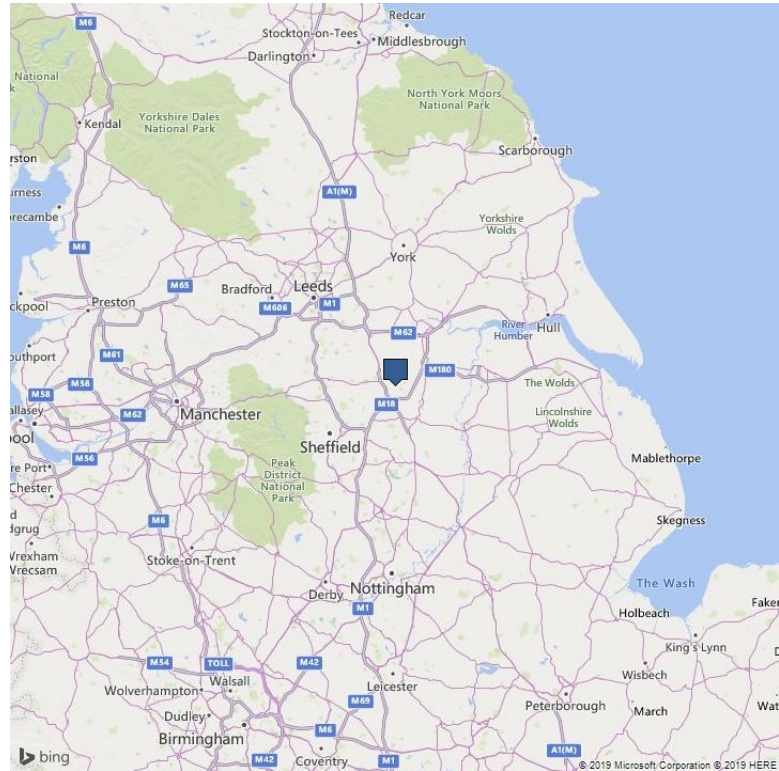
Shop and Premises

Rateable Value:	£23,000
Rates Payable (2019/2020):	£11,293

For viewing arrangements or to obtain further information please contact:

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TERMS

The property is held by way of an effectively full repairing and insuring lease due to expire on 15.3.2021. The passing rent is £30,000 per annum exclusive.

The property is available by way of an assignment, sub lease or potentially a new lease on terms to be agreed.

EPC

The property has an Energy Performance Asset rating of D. Further information is available.

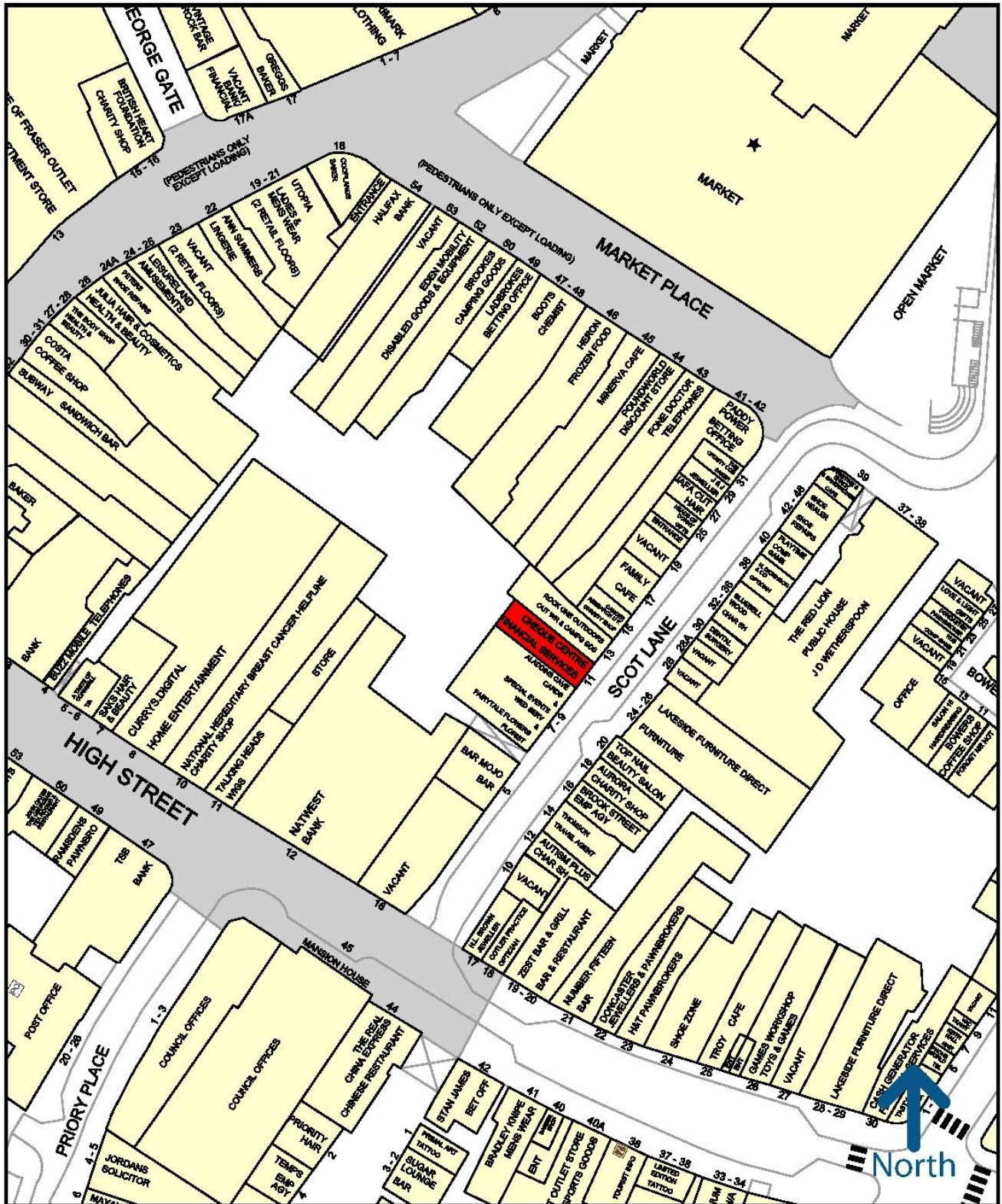
VAT

This property is elected for VAT.

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50 metres

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