

COMMERCIAL
RESIDENTIAL

SMITHS
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THE COMPLETE PROPERTY
CONSULTANCY

TO LET

Licensed Bar / Restaurant



**Former New York Bar & Grill, 1-3 Wood Street /
7 Cleveland Street, Doncaster, DN1 3LH**

Rent: £32,500 P.A

- Prominent Town Centre Location
- Fully Fitted Restaurant/Bar Premises

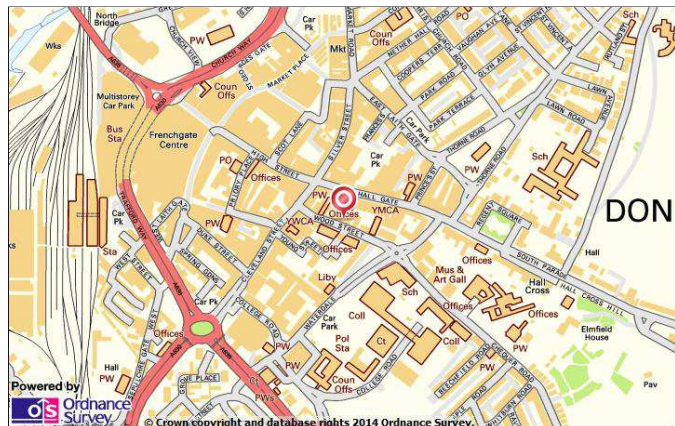
Tel: 01226 298456

14 Regent Street
Barnsley
S70 2HG

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www.smithsestateagents.co.uk

LOCATION

The property occupies a prominent location at the junction of Cleveland Street and Wood Street in Doncaster Town centre being situated within the towns main leisure area, with a number of other pubs and bars in close proximity



DESCRIPTION

The property comprises a mainly two-storey and part three-storey building of brickwork construction forming a licensed bar/restaurant at both ground and first floor levels with ancillary accommodation

ACCOMMODATION

All measurements are approximate and for guidance purposes only.

Ground Floor	SQ M	SQ FT
Bar/lounge	122.84	1,322
Bar servery		
Utility kitchen		
WC facilities		
First Floor	139.07	1,497
Bar/Restaurant		
Catering kitchen		
WC facility		
Beer cellarage and store		
Second Floor		
Offices/store	44.78	482
TOTAL	306.69	3,301

SERVICES (not tested)

Mains electricity, gas, water and drainage are connected to the property.

RATING

Rateable Value - £22,600

Interested parties should confirm the details with the Local Rating Authority as rateable values can change may be subject to transitional relief.

FIXTURES & FITTINGS

A schedule of fixtures and fittings is available from the agents.

TERMS

The premises are available by way of a new effective full repairing and insuring lease for a term to be agreed by negotiation.

VAT

VAT is not applicable.

LEGAL COSTS

The ingoing tenant is to be responsible for the landlord's reasonable legal costs.

EPC

EPC Rating - 'F' (136)

VIEWING AND FURTHER INFORMATION

Andrew Corbett
Smiths Chartered Surveyors
Tel: 01226 298 456
E-mail: andrew@smithsestateagents.co.uk

OR - Joint Agents
Craig Goody
Barnsdales
Tel: 01302 308182
E-mail: Craig.goody@barnsdales.co.uk

IMPORTANT

Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

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