

## 2 QUEENSGATE, WATERDALE CENTRE DONCASTER



## A1-A5 UNIT AVAILABLE WITH INCENTIVES CAN BE SPLIT AS A SINGLE UNIT, DOUBLE UNIT OR TREBLE UNIT

### LOCATION

Situated immediately adjacent to the car parking within Queensgate, Waterdale Centre at the eastern side of the city centre retail core close to various offices as well as the Local Authority Offices.

### ACCOMMODATION

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

<b>Ground Floor Sales</b>	2,980.5sqft	276.9sqm
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### LEASE

The property is held by way of a 20 year effectively full repairing and insuring lease from 28 November 2003.

### RENT

£43,000pax

### TERMS

Subject to covenant, considerable incentives may well be available.

### RATES

Rateable Value	£20,500
UBR (2018/2019)	£0.48
Rates payable	£9,840

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](mailto:davidd@dreslersmith.co.uk)

**Date of particulars: October 2018**

**SUBJECT TO CONTRACT**



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