



LWE

Commercial Property Advisers

# TO LET

GROUND FLOOR

# RETAIL UNIT

**N° 20 Scot Lane, Doncaster, DN1 1ES**



- ◆ 632 SQ FT
- ◆ RECENTLY FULLY REFURBISHED
- ◆ TOWN CENTRE LOCATION
- ◆ £16,000 PER ANNUM
- ◆ IMMEDIATELY AVAILABLE
- ◆ OPEN A1 CONSENT

LWE Commercial, The Orange Rooms, 46 Netherhall Road, Doncaster, DN1 2PZ

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## Location

The property is located centrally on Scot Lane, a busy secondary location within Doncaster Town Centre. Scot Lane connects High Street to the South with the Doncaster Markets to the North and is within 5 minutes walk of the French Gate Shopping Centre.

Adjoining Seen Ladies wear, other retailers include; Greggs; Thomson Holidays; Obi Fashion; Cancer Research UK; BetFred and Aladdins Cave.

## Description

The opportunity comprises the ground floor retail element within a three storey building of brick rendered construction under a pitched slate roof.

## Accommodation

The unit provides 632 sqft (58.71 sqm) of ground floor retail space including kitchen and W.C.

The unit has recently been refurbished to a high standard ready for immediate occupation.

## Rents

The commencing rent will be £16,000 per annum exclusive of all other outgoings.



## Terms

The property is available on a new lease for a term in multiples of 3 years.

Incentives may be available subject to status and covenant.

## Costs

Both parties will be responsible for their own legal and professional costs incurred in the letting of this unit.

## Planning

The property currently has the benefit of planning consent for A1 retail use. Further enquiries for use class should be made to the letting agent.

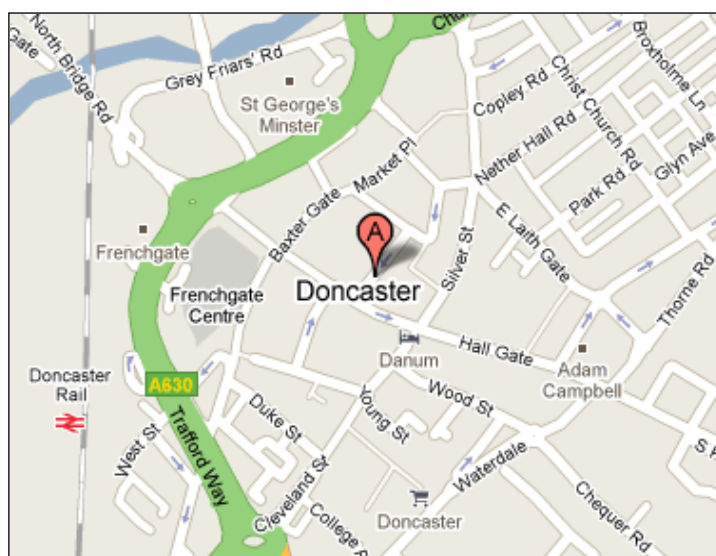
## Rates

We are advised verbally by the Valuation Office Agency that the property has a Rateable Value of £15,750 making rates payable to an occupier of £6,426 per annum (2010/2011).

## VAT

VAT is payable on the rental and other related transactions.

## Location Plan



### All Enquiries to Sole Agents

**Jamie Smyth - 07725799437 or Jack Smith - 07515198715**

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