

To Let

FIRST FLOOR OFFICE SUITE

25 SILVER STREET, DONCASTER, DN1 1HG



- ◆◆ FLEXIBLE TERMS AVAILABLE
- ◆◆ SELF CONTAINED SEPARATE ACCESS
- ◆◆ LOCATED ON TOWN CENTRE FRINGE



Location

The property is located on Silver Street in Doncaster Town Centre. Silver Street is a short walk from the French Gate centre, train station and bus station.

Other businesses that operate from Silver Street include Cooplands the Bakers, Cinderella's Boutique, Riley's Snooker hall, Total Mortgages Solutions, 1st Security Services and Creyf's Recruitment.

Description

First floor of red brick construction building under a flat felted roof providing a self contained office suite.

Access to the office is a door leading on to Silver Street and controlled by an electronic keypad and intercom system.

Accommodation

The office suite comprises of 850 sqft (79 sqm) of space comprising of a main office measuring 665 sqft (62 sqm) and a separate partitioned area that is 192 sqft (17.85 sqm). There is a small kitchen unit including storage area and WC.

Terms

The office is available on a new full repairing and insuring lease on flexible terms for a minimum term of 3 years.

Rent

The rent is payable quarterly in advance at **£7,000 per annum (seven thousand pounds)**. Incentives may be available subject to lease and covenant.

Costs

Both parties to be responsible for their own costs incurred in this transaction.

Planning

We believe current planning use is B1 consent. Further enquiries for a change of use should be made to the letting agents.

Rates

We are verbally advised that the current RV is £5,300 pa making rates payable on an occupier £2,157.10 pa.

VAT

Value added tax will be payable in any transactions.

All Enquiries to Sole Agents

Jamie Smyth - 07725799437 or Stuart James - 07894684177

LWE Commercial Property Advisers | 46 Netherhall Road | Doncaster | DN1 2PZ

Tel: 01302 361445 | Fax: 01302 739913 | E: enquiries@LWEstates.com | www.LWEstates.com

Ref: 1270

Misrepresentation Act 1967 and property Misdescriptions Act 1991. These details are provided only as a general guide to the property being offered on behalf of clients and remain subject to Contract and lease. The details herein should not be relied upon without survey, inspection and independent measurement. Nobody in the employ of LWE Ltd has the authority whatsoever to warrant information contained herein.