



LWE

Commercial Property Advisers

To Let

PROFESSIONAL OFFICE OR RETAIL

63 Hall Gate, Doncaster, DN1 3PB



- ◆ ARRANGED OVER 4 FLOORS
- ◆ 7M FRONTAGE
- ◆ A2 CONSENT
- ◆ ELECTRIC SHUTTER
- ◆ FULLY FITTED OUT
- ◆ IMMEDIATELY AVAILABLE



Location

The premises are located on Hall Gate, adjacent the junction with Silver Street, High Street, and Cleveland Street.

Hall Gate is a prime pitch for professional services such as Estate Agents, Solicitors and Accountants. Nearby operators include Mothercare, MK-one, Reed Recruitment and various A2 use operators.

Description

The property is a three storey building of concrete construction with additional storage at lower ground floor level. The building benefits from 7m frontage with floor to ceiling glazed frontage on each floor and electric shutters at ground level.

Accommodation

The building is arranged as follows:

Ground Floor – 1,080 sqft (100.3sqm) of open showroom retail space.

First Floor – 1,105 sqft (102.62 sqm) of office space including 2 cellular offices

Second Floor – 820 sqft (76.03 sqm) of private cellular offices

Lower Ground Floor – 968 sqft (89.9 sqm) of open storage

Rents

Commencing rent of £30,000 pa payable quarterly in advance and exclusive of all other outgoings.

Terms

The unit is available on new lease for multiples of 5 years. Rent reviews will be upward only where applicable.

Costs

Both parties will be responsible their own legal and professional costs incurred in this transaction.

Planning

The property currently has the benefit of planning consent for A2 (financial services). Other suitable uses include open A1 retail. Further enquiries for use class should be made to the letting agent.

Rates

We are advised verbally by the Valuation Office Agency that the Rateable Value of the property is current £39,000, making rates payable to the occupier of £18,018.

VAT

VAT is payable on the rental and other related transactions.

All Enquiries to Sole Agents

Jamie Smyth - 07725799437 or Jack Smith - 07515198715

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Ref: 210-43

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