



To Let or For Sale

RETAIL UNIT

17/19 Silver Street, Doncaster, DN1 1HG



- ◆ GROUND FLOOR RETAIL
- ◆ 7M FRONTAGE
- ◆ A1 CONSENT
- ◆ ELECTRIC SHUTTER
- ◆ FIRST FLOOR STORAGE
- ◆ IMMEDIATELY AVAILABLE



Location

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

Silver Street is a prime pitch for Bars and Restaurants. Nearby operators include Riley's Snooker Club, Reds Bar and Pizza Jim's takeaway.

Description

The property is a two storey building of brick construction under a pitched roof. The building benefits from 7m frontage with floor to ceiling glazed frontage on ground floor and electric shutters at ground level.

Accommodation

The building is arranged as follows:

Ground Floor - 484 sqft (45sqm) of open showroom retail space.

First Floor - 506 sqft (51.16 sqm) of Retail or Storage space.

Rents

Commencing rent of £15,000 pa payable quarterly in advance and exclusive of all other outgoings.

Terms

The unit is available on a new lease on multiples of 3 or 5 years.

For Sale

Offers are invited in the region of £225,000 for the Freehold interest.

Licensing

We believe the property benefits from a 'premises license' under the Licensing Act 2003. Further details from the letting agent.

Costs

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

Planning

It is assumed property currently has the benefit of planning consent for 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 £11,750, making rates payable to the occupier of £5,651.75. (2009/2010)

VAT

VAT is payable on the rental and other related transactions at the subsisting rate.

All Enquiries to Sole Agents

Stuart James - 07894684177 or Jack Smith - 07515198715

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

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

Ref: 1870-01

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