



TO LET

RETAIL UNIT

Unit 14, The Colonnades, Doncaster, DN1 3EG



- ◆◆ ESTABLISHED RETAIL AREA
- ◆◆ FIRST FLOOR STORAGE
- ◆◆ RETURN FRONTAGE
- ◆◆ OPEN A1 CONSENT



Location

The property is located within the popular Colonnades covered shopping centre, a five minute walk south from the French Gate Centre and Doncaster train station. The unit is opposite Home Bargains and Pound World.

Description

The Colonnades is a 23 unit shopping parade with an 'Al Fresco' cafe area, occupied by a number of local and national operators. The shopping area of the centre is at ground floor level and the scheme benefits from underground parking and rooftop servicing areas. Current occupiers include, Home Bargains, Pound World, Fulton Frozen Foods, The British Heart Foundation, His and Hers Barbers and All Things Nice café.

Accommodation

The unit provides 911 sqft (84.69 sqm) of ground floor retail space with prominent return frontage to Cleveland Street. A staircase to the rear of the unit provides access to a first floor storage area of 1840 sqft (171 sqm) and provides access to the rooftop servicing and loading area. The servicing and loading area has vehicular access via Duke Street.

Rents

Our client is seeking a commencing rent of £25,000 per annum exclusive.

Terms

The unit is available on a new lease for a term in multiples of 5 years on an internal repairing basis.

Costs

Each party will be required to meet their own legal and professional costs incurred in this transaction.

Planning

The property currently benefits from A1 retail consent under the Use Classes Order 1987. Further enquiries regarding use class should be made to the letting agent.

Service Charge

There is a service charge in place covering items such as maintenance, lighting, security and general management. Cost to be confirmed.

Rates

We are verbally advised by the Valuation Office Agency that the Rateable Value of the property is £16,500, making rates payable (09/10) £7,936.50 pa.

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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