



LWE

Commercial Property Advisers

TO LET

RETAIL UNIT

542 SQ FT

Unit 10, The Colonnades, Doncaster, DN1 3EG



◆ ESTABLISHED RETAIL AREA

◆ ONSITE PARKING FACILITIES

◆ FIRST FLOOR STORAGE

◆ 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 Pound World and adjacent All Things Nice cafe.

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 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 542 sqft (50.43 sqm) of ground floor retail space with single frontage of 19ft (5.66 m). A door to the rear of the unit leads to a first floor storage area of 443 sqft (41.21 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 ~~£15,000 per annum exclusive~~ **now reduced to £12,500 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.

Rates

We are verbally advised by the Valuation Office Agency that the Rateable Value of the property is £9,800, making rates payable (10/11) £3,988.60 pa.

VAT

VAT is payable on the rental and other related transactions.

**All Enquiries to Sole Agents
Jamie Smyth - 07725799437**

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