

43 Market Place
Doncaster DN1 1NJ

958 SqFt (89 SqM)

- Prime retail unit
- Ground floor retail
- Opposite Doncaster markets
- Close to several national occupiers

TO LET

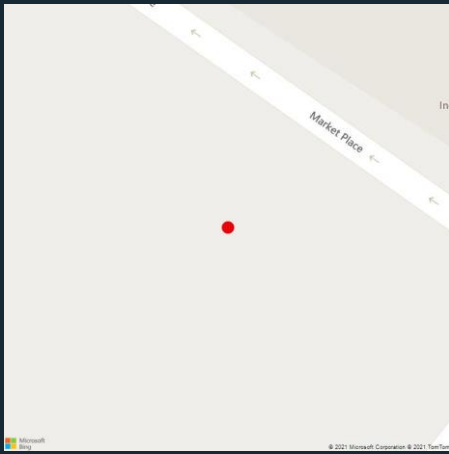


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4 Sidings Court, Doncaster DN4 5NU



LOCATION

The property is prominently located on Market Place in the heart of Doncaster town centre, directly opposite the busy markets. Market Place runs along the markets linking the bustling Baxter Gate with Scot Lane and is a popular retail area.

Doncaster is located in South Yorkshire approximately 30 miles southeast of Leeds and 25 miles northeast of Sheffield. The town has fantastic motorway links with junctions 3 and 4 of the M18 providing easy access to the A1(M), M1, M180, and M62 Motorways.

DESCRIPTION

**** RENTAL INCENTIVES AVAILABLE ****

The property comprises a mid-terraced retail unit with accommodation over ground floor located in the heart of Doncaster town centre opposite the markets.

Internally the property offers predominantly open plan space to the ground floor with main retail area to the front and a basic partition separating a staff/former repair area to the rear.

Nearby occupiers include, Paddy Power, Heron Foods, The Shoe Healer, and The Red Lion Public House.

RENTPRICE

£15,000 per annum

SERVICES

None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of D 94.

RATING

The adopted rateable value is £25,500.

VALUE ADDED TAX

Unless otherwise stated, all rents and sale prices are quoted exclusive of VAT. Any prospective lessee or purchaser must independently satisfy himself or herself as to the incidence of VAT in respect of any transaction.

ACCOMMODATION

| | |
|---------------|--------------------------|
| Ground | 958 SqFt (89 SqM) |
| Total | 958 SqFt (89 SqM) |



INSPECTIONS & FURTHER INFORMATION

Viewings strictly by prior appointment with the agents:

James Humphreys
Barnsdales - Chartered Surveyors
Tel: 07944 938254
james.humphreys@barnsdales.co.uk

Disclaimer

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