

42 High Street  
Doncaster DN1 1DE

## Rare Retail Opportunity 1,280 SqFt (118.91 SqM)

- Excellent foot traffic
- Suitable for multiple uses
- Busy Retail & Leisure location
- Basement storage/office space

# TO LET



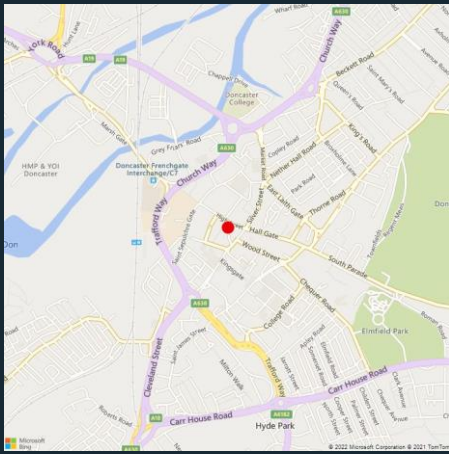
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## LOCATION

The property is located in central Doncaster on the High Street in a prominent position to the entrance of Priory Walk which links Printing Office Street through to the High Street and is a major pedestrianised walkway.

## DESCRIPTION

A fantastic and rare retail opportunity in Doncaster City Centre. Directly in the center of Doncaster benefiting from a busy retail and leisure setting just at the main entrance of Priory Walk. This location provides a mix of attractive leisure occupiers including 'Zest Bar' and 'Pinchos Gin Bar' along with a number of other household names such as Weaterspoons and more recently Flannels who provide a major draw of regular clientele to the area.

The property provides ground and basement retailing accommodation, currently fitted out as a bookkeepers and easily adaptable to suit a variety of retail or leisure uses.

## RENT

£20,000 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)

Available on request

## RATING

The adopted rateable value is not known not available or not applicable unless specified.

## 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

<b>Basement &amp; Ground Floor</b>	1,280 SqFt (118.91 SqM)
<b>Total</b>	<b>1,280 SqFt (118.91 SqM)</b>

## INSPECTIONS & FURTHER INFORMATION

Viewings strictly by prior appointment with the agents:

James Humphreys  
 Barnsdales - Chartered Surveyors  
 Tel: 01302 304 430  
[james.humphreys@barnsdales.co.uk](mailto:james.humphreys@barnsdales.co.uk)

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