
TO LET

- ✓ High quality licensed catering use
- ✓ Other uses will be considered
- ✓ Flexible lease terms available

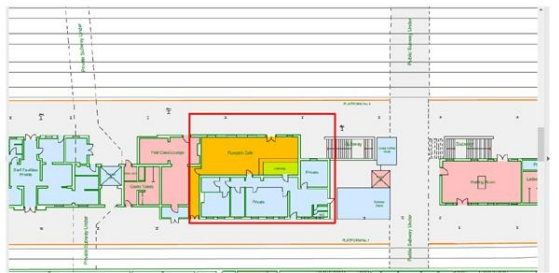
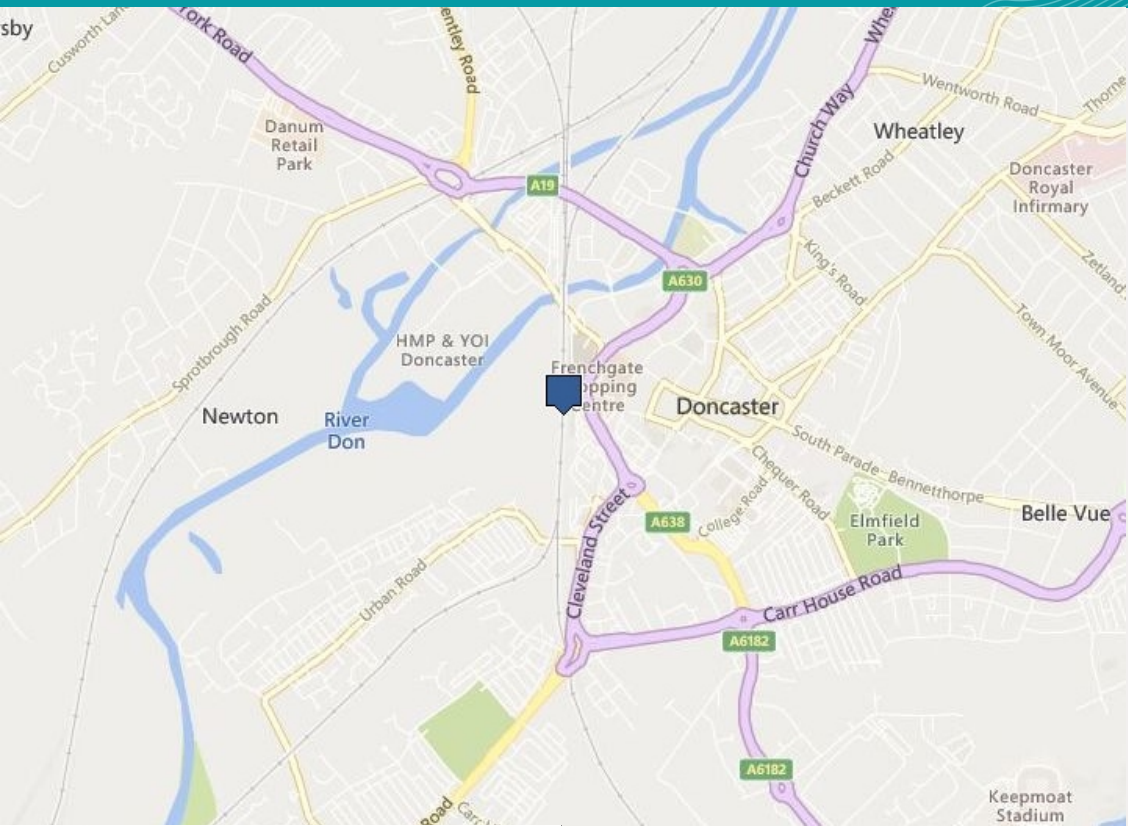


Doncaster Railway Station, Trafford Way, Doncaster DN1 1PE

Doncaster Railway Station, Station Court,
Doncaster, DN1 1PE

91 Sq M
(980 Sq Ft)

Doncaster Railway Station, Trafford Way, Doncaster DN1 1PE



DESCRIPTION

The property is verged red on the plan overleaf and is located within the station buildings fronting platform 3 with additional access egress to platform 6. The unit recently traded as a traditional licensed café bar and newsagents. The space comprises the main retail sales and front of house area with a number of additional rooms used as a back up office for food prep and storage. There is a substantial basement that the Landlord is prepared to include.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Retail	980	91

RENT

A Minimum Guaranteed Rental Offer (exclusive of VAT and rates) is invited in the region of £35,000 per annum exclusive which is to be underpinned by a percentage of turnover (net of VAT). Investment is required to refit the premises, incentives are available.

EPC

The property has an EPC rating of B (38).

LOCATION

Doncaster station is Grade II Listed and located on the edge of the town centre, adjacent to the Frenchgate Shopping Centre. The station has recently undergone canopy and forecourt improvement works which have completely transformed the public realm and access to and from the station. The station benefits from circa 3.9 million passengers per annum (pre COVID19 data).

BUSINESS RATES

According to the Valuation Office the Rateable Value of the property is £41,250

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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