

**37, Cleveland Street, Doncaster DN1 3DS****£18,000 per annum****TO LET****Retail - A1****1,378 sq ft (128.02 sq m)**

- Prominent town centre retail unit
- Double fronted
- Open plan accommodation
- Close to train station

LOCATION

The property is prominently located on Cleveland Street at the entrance to the Waterdale shopping centre and directly opposite the Collonades shopping centre in Doncaster town centre.

The train station is less than 5 minutes walk away to the west while all the other town centre amenities are within a very short distance.



DESCRIPTION

The property comprises a double fronted ground floor retail unit fronting Cleveland Street and the pedestrianized entrance to the Waterdale shopping centre.

Internally the property provides open plan retail space with a partitioned store/office, kitchen and WC facilities to the rear. The property has been previously occupied by BrightHouse and more recently Enklawa convenience store.

Nearby occupiers include, Betfred, Home Bargains, Foy's Solicitors, Baileys Bar, and a host of other retailers in both the Waterdale and Collonades shopping centres.

ACCOMMODATION

GF - 1,378 sq ft (128.00 sq m)

SERVICES

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

INSPECTIONS & FURTHER INFORMATION

Viewings are strictly by prior appointment with the agent, no direct approach may be made to the property. For an appointment to view, please contact the agent.

Craig Goody MRICS

Barnsdales - Chartered Surveyors

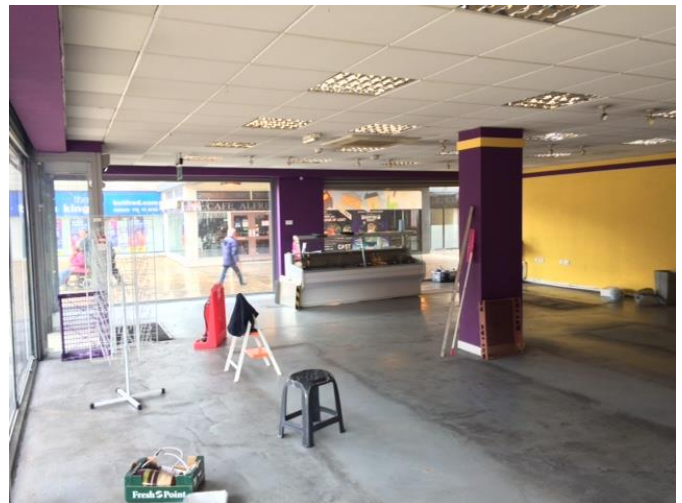
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ENERGY PERFORMANCE CERTIFICATE (EPC)

An Energy Performance Certificate for this property has been instructed and will be available shortly. Please enquire of the agents for more information.



VALUATION SERVICES

Barnsdales has a dedicated team of Chartered Surveyors and Valuers offering valuations, consultancy, rating, investment, rent reviews, lease renewals, building surveying, planning and dispute resolution advice in all our sectors.

RATING

The adopted rateable value is £15,000.

AVAILABILITY

£18,000 per annum

SUBJECT TO CONTRACT**LEGAL COSTS**

Each party is to be responsible for their own legal costs incurred in this transaction.

VALUE ADDED TAX (VAT)

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.

ANTI MONEY LAUNDERING LEGISLATION

The Money Laundering Regulations require us to formally identify parties to a transaction. Interested parties will be required to provide proof of identity and address, normally a photo card driving licence or passport and a recent utility bill.

FIRE RISK ASSESSMENT

We have assumed that a suitable and sufficient Fire Risk Assessment has been carried out. Under the Regulatory Reform (Fire Safety) Order 2005 this assessment needs to be recorded in writing where there are five or more employees, the property is under enactment of a licence or where an alterations notice has been served.

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**THINKING OF SELLING BY AUCTION?**

If you have a property that might be suitable for sale by auction please contact our strategic partners Regional Property Auctioneers and they will be able to provide you with the best advice 0844 967 0604.



Disclaimer

Misrepresentation Act 1967: Barnsdales for itself and for the vendor(s) or lessor(s) of this property whose agent it is give notice that:

1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these particulars as to the property(s) are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Barnsdales nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 5. None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe and working order.

Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT.

Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Barnsdales to ensure accuracy and to check the facts contained within these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.