



17 Baxtergate
Doncaster, DN1 1LG



TO LET - 17 Baxtergate, Doncaster, DN1 1LG



17 Baxtergate



Prime retail unit in Doncaster town centre with excellent levels of footfall.

- Prime Retail Unit
- Adjacent to Primark
- Excellent levels of footfall
- Last used as a food outlet
- Net sales area 164.51 sq.m. (1,577 sq.ft.)
- First floor accommodation 39.81sq.m. (428 sq.ft.)
- Rear service area
- Suitable for a variety of retail uses (STP)
- Near to the newly refurbished wool market



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Prime location in Doncaster town centre

Location

The property is located upon Baxtergate, a prime retailing position within the town and sits on the convergence of Baxtergate and Market Place and therefore has excellent levels of footfall. The property lies adjacent to Primark clothing store and nearby retailers include Marks & Spencer, House of Fraser, Costa Coffee, Cooplands and The British Heart Foundation.

Doncaster is the second largest town in the UK with a population of over 300,000 people and offers a strategic location at the heart of the UK. Doncaster is situated on the east coast mainline with more than 60 trains running through every day and benefits from excellent road links via the M1, A1 and M18. Doncaster also boasts an international airport flying to over 40 destinations. The ports of Humber are within a 45 minutes drive of the town and from a retail perspective the expansion of the Frenchgate Centre has significantly improved the retail profile.

Description

The property comprises a two storey building arranged on the ground floor so as to provide an open retail accommodation which has the benefit of being rear serviced along with an enabled WC. The upper floor comprises ancillary accommodation including stores, further WC and kitchen.

The building offers a large degree of flexibility and may be suitable for a number of alternative uses subject to planning. In addition it would be feasible to create a separate access to the first floor accommodation thereby offering the potential for subletting (subject to clients consent).

The building was last utilised as a food retail outlet, as such the property does offer a degree of flexibility in terms of its potential configuration.

Accommodation

Floor	Description	Sq M	Sq Ft
Ground	Sales	146.51	1577
First	Stores & Offices	39.18	428
Total	NIA	186.32	2005

Max Internal Width 4.8m
Max Internal Depth 33.16m

All dimensions are approximate.

Access is afforded via double access doors with security shutter with large plate glass display window. Internally the retail accommodation is configured to provide ground floor enabled WC accommodation and rear loading. To the first floor is a useful suite of stores, kitchenette and additional toilet facilities.

Guide Rental

£42,000 per annum exclusive

Tenure

The property is offered as a new lease on full repairing and insuring lease terms. It is envisaged that any new lease will be for a minimum term of five years.

Business Rates

Rateable Value £33,750

2018/2019 Rates Payable 48p/49.3p in the £

Services

We understand that mains water, electricity and drainage are connected to the property. We must stress that none of these services have been checked or tested.

EPC

Energy Performance Rating E.

Money Laundering

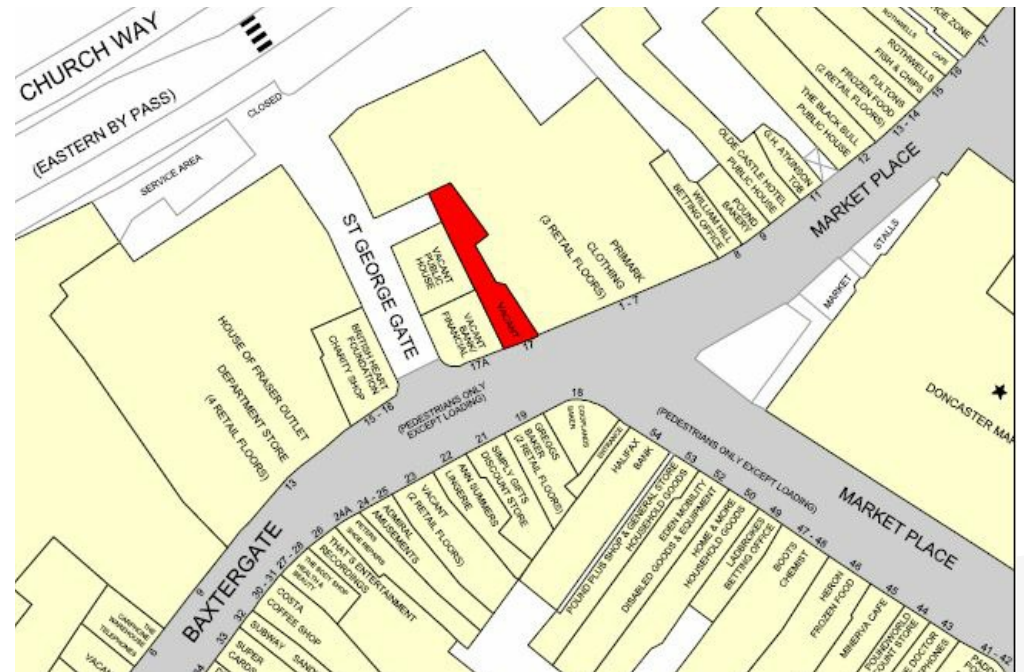
The successful Tenant will be required to submit information to comply with Money Laundering Regulations.

VAT

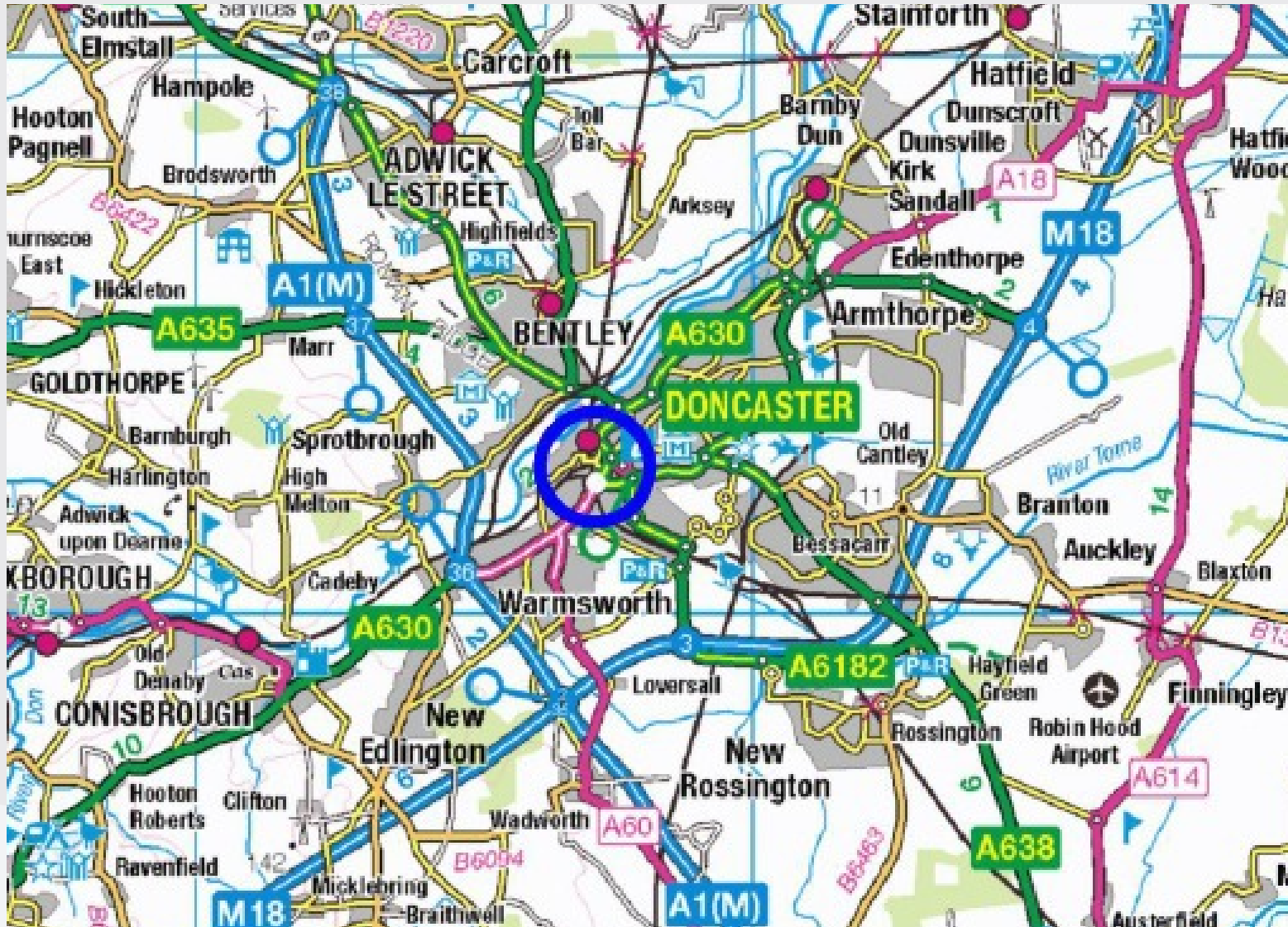
We understand VAT is not payable.

Viewings

Strictly by prior arrangement with the agent.



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Approximate Travel Distances

Locations

- Rotherham (14 Miles)
- Sheffield (23 Miles)
- Leeds (33 Miles)

Sat Nav Post Code

- DN1 1LG

Nearest station

- Doncaster Train Station

Nearest Airports

- Doncaster Sheffield Airport



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