

Doncaster – 13A Priory Place, South Yorkshire DN1 1BL
Retail Premises to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



Doncaster – 13A Priory Place, South Yorkshire DN1 1BL

Retail Premises to Rent



Property Features:

- Comprises ground floor retail shop with ancillary at basement, first and second floor
- Suitable for variety of uses (Class E)
- VAT is NOT applicable to this property
- Total area size 175 sq m (1,884 sq ft)
- Flexible terms to fit your needs
- Situated in the heart of the town centre with occupiers nearby including CEX (adjacent), Opticians (opposite), Yorkshire Building Society and many more.



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Property Description:

Comprises mid-terrace ground floor shop with ancillary accommodation at basement, first and second floor, providing the following accommodation and dimensions:

Ground Floor: Shop	70 sq m	(753 sq ft)
First Floor: Ancillary	35 sq m	(377 sq ft)
Second Floor: Ancillary	35 sq m	(377 sq ft)
Basement: Ancillary	35 sq m	(377 sq ft)

Total area size: 175 sq m (1,884 sq ft)



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Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £235 per week (PCM: £1,018.33)

Deposit: £3,055 (3 Months)

Rateable Value:

Rateable Value - £12,000 p.a.

Rates Payable - £0*

*Note - Small business rates relief available (subject to terms)

EPC:

The property benefits from a B Rating. Certificate and further details available on request.



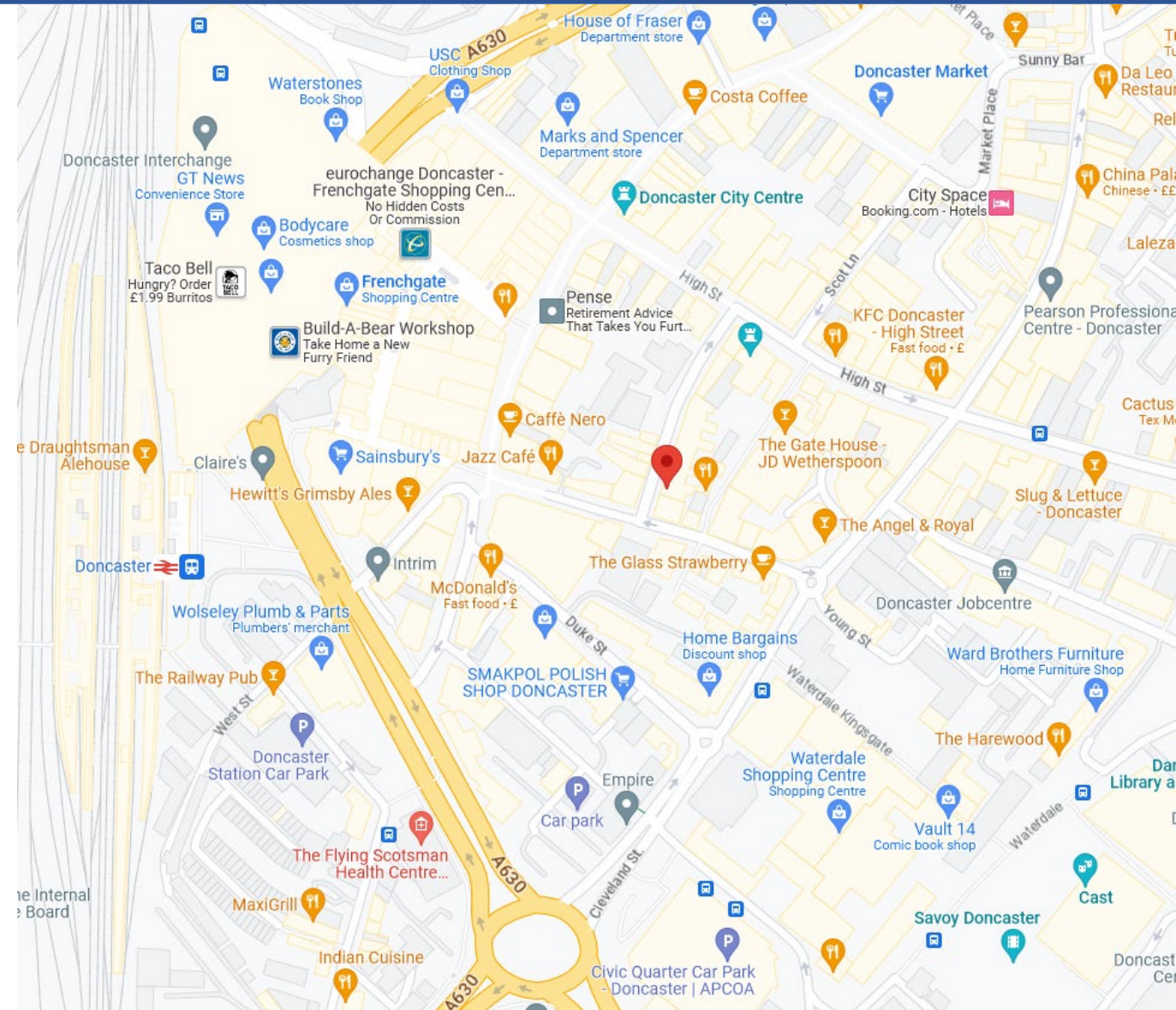
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Location:

Doncaster is a prosperous market town in South Yorkshire located 32 miles south-east of Leeds and 22 miles north-east of Sheffield. Junction 3 of the M18 Motorway and Junction 36 of the A1(M) are both within 3 miles of the town centre. Doncaster Rail Station provides a service to Leeds (32 minutes) and London Kings Cross (1 hour 32 minutes). The property is situated on east side of Priory Place, close to the junction with Printing Office Street. Occupiers close by include CEX (adjacent), Opticians (opposite), Yorkshire Building Society and many more.



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Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



Daniel Bean
Senior Property Consultant
M: +44(0)7881 013606
E: daniel@bluealpine.com



Eric Yi
Property Consultant
M: +44(0)7342 484509
E: eric@bluealpine.com



Sam Georgev
VP Sales & Lettings
M: +44(0)7554 557088
E: sam@bluealpine.com



Callum Dormer
Sales & Lettings
M: +44(0)7766 753302
E: callum@bluealpine.com

Address:

Blue Alpine Partners Limited
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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