



Doncaster
Shop – Lease available to transfer

Address

19 Printing Office Street
DONCASTER
DN1 1TJ

Specification

-  Well Located
-  Town Centre
-  Opposite former TJ Hughes
-  Adjacent to Tom Wood Florists
-  Close to Frenchgate and PRIORITY PLACE
-  Shop 33m² (354ft²)
-  Basement 32m² (348ft²)
-  Rear parking
-  AVAILABLE MARCH 2012

Rent

£17,500 per annum

Craven Wildsmith
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Doncaster, DN1 2PG

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CravenWildsmith
Property Professionals

Location

This is a town centre shop, Printing Office Street runs parallel to High Street and this property is located between the Colonnades and Frenchgate shopping centres and between Priory Place and St Sepulchre Gate. It is opposite the former TJ Hughes department store and close to the Yorkshire Building Society and the Halifax Bank and adjacent to Tom Wood florists



Viewing

For viewings & further information contact: **Neal Craven**

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Search on line www.cravenwildsmith.co.uk

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Description & Accommodation

The shop comprises a traditional ground floor lock-up shop with glazed frontage with display area and recessed entrance door. To the rear is a lobby with side entrance door and stairs to the basement store.

Outside is one parking space and a toilet.

Description	AREA	
	m2	ft2
Retail area (shop)	33	354
Basement	32	348
TOTAL	65	702

Business Rates

The adopted rateable value in the 2010 list is £15,750. This information was obtained from an inspection of the VOA website in November 2011

NOTE

No services or equipment have been tested

Lease Terms

The shop is available by way of an assignment (transfer) of the existing lease which runs to January 2016. The current rent is £17,500 per annum payable quarterly in advance
A copy of the lease is available on request.

Rental Deposit: -A rental deposit may be required.

Legal Costs: -The ingoing tenant shall be responsible for all legal costs incurred within this transaction.

Energy Performance Certificate (EPC)

We have instructed our supplier to produce an EPC for this property, a copy of the report and a copy of the certificate and recommendations report will be available on request. **An EPC is required for virtually all properties that are to be let or sold, if you require an EPC please ask us for more information.**



Code of leasing practice:

Prospective tenants should be aware of The Code for Leasing Business Premises in England and Wales 2007

The code recommends you seek professional advice prior to committing to take a commercial property.

A copy of which may be downloaded from www.leasingbusinesspremises.co.uk or from the agent

Money Laundering

The Money Laundering Regulations 2007 came into force in December 2007, under these regulations **Craven Wildsmith** are required to formally identify parties to a transaction. Both landlords and prospective tenants will be required to provide proof of identity this can be a Passport or photo Driving Licence AND proof of residential address normally a recent fixed utility account (not mobile phone) or bank statement showing the name and address of the individual.

Need an Energy Performance Certificate (EPC)

An EPC is required for virtually all properties that are to be let or sold.

Do you need Insurance for property, or business risks?

Craven Wildsmith work closely with a well-respected local insurance broker and can arrange a free consultation with a specialist.

Do you need **finance** for buying a property or business, setting up a new business or to finance or expand an existing business? **Craven Wildsmith** can arrange a free consultation with a specialist in commercial finance for business people and entrepreneurs for purchase, expansion, re-finance and partner buyout.

Over the years Craven Wildsmith have worked with a number of professionals including solicitors, banks and accountants and we are happy to recommend a range of local and experienced professionals.

Even if you are not buying or renting from Craven Wildsmith call us on 01302 36 86 86 to discuss how we can help you

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HOW WE CAN HELP YOU.

Craven Wildsmith advise both Landlords and tenants.

We can do everything from finding a property to selling it and everything between.

- Are you **looking for a property** to occupy or as an investment, we have a **property finding service** for residential and commercial properties for both occupation and investment.
- Once you have found the property you need to determine if it is the right one. We offer pre purchase or pre tenancy advice including **surveys, valuations and reports on condition. Tenants need to take advice before signing a lease; it can save £100,000s' at the end of the lease.**
- **Do you have a property or portfolio to MANAGE? Craven Wildsmith** specialise in the letting and management of all types of RESIDENTIAL & COMMERCIAL property.
- During the term of the lease many types of issues arise including rent reviews, landlord and tenant disputes, dis-repair, rent payment difficulties etc.
- At the end of a lease we can help with
 - Renewal of the lease to the existing tenant or
 - Vacation of the property including dealing with any dilapidation (disrepair) or other outstanding issues
 - We can then **SELL OR LET the property as Craven Wildsmith** specialise in the sale and letting of most types of commercial property.

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