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RETAIL PROPERTY



67-69 St Sepulchre Gate DONCASTER DN1 1RX

SHOP TO LET

Location

The shop is located adjacent to **McDonald's** fronting St Sepulchre Gate and opposite the Paris Gate PH and near the Frenchgate Shopping Centre

Accommodation

The property is a sub-division from McDonald's and provides the following approximate accommodation on ground floor only:

| Dimensions | M | Ft |
|--------------------|------|-------|
| Internal Width | 4.7 | 15'6" |
| Floor Area | Sq M | Sq Ft |
| Ground Floor Sales | 34.5 | 371 |
| Ground Floor Ancil | 7.4 | 80 |

Lease

A new lease for a term of 10 years on an FRI basis subject to an upward only rent review at the 5th year.

Rent

Rental Offers are sought in the order of **£25,000** pax

Rates

We have been informed by the local Rating Authority that the following rateable value applies: -
2017 list - £8,400.

(Rate in £ 51.2 pence or 49.9pence small business 2020/1)

Interested parties are strongly advised to make their own enquiries

VAT

The property has been elected for VAT purposes.

Rent Free

Dependent on covenant a rent free period is available.

Energy Performance Certificate (EPC)

Full EPC report and certificate are available on request.

Viewing and Further Information

Viewings strictly by appointment with the sole agents:

Michael Perkins

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34 South Molton Street
London

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