

**PROMINENT CITY CENTRE SPACE
IN LANDMARK BUILDING.
SUITABLE FOR A VARIETY OF RETAIL,
LEISURE OR BUSINESS USES.**

(SUBJECT TO PLANNING)



TO LET

Ground floor

7,440 sq.ft

(691 sq.m)

Basement

4,671 sq.ft

(434 sq.m)

Unit 1, Danum House, Doncaster, South Yorkshire, DN1 1UB

- Prominent city centre location
- Opposite entrance to the Frenchgate Centre, weekly footfall of 131,000
- Occupiers in the vicinity include McDonalds, Flannels, British Heart Foundation, Poundland, The Gym, CEX and Savers

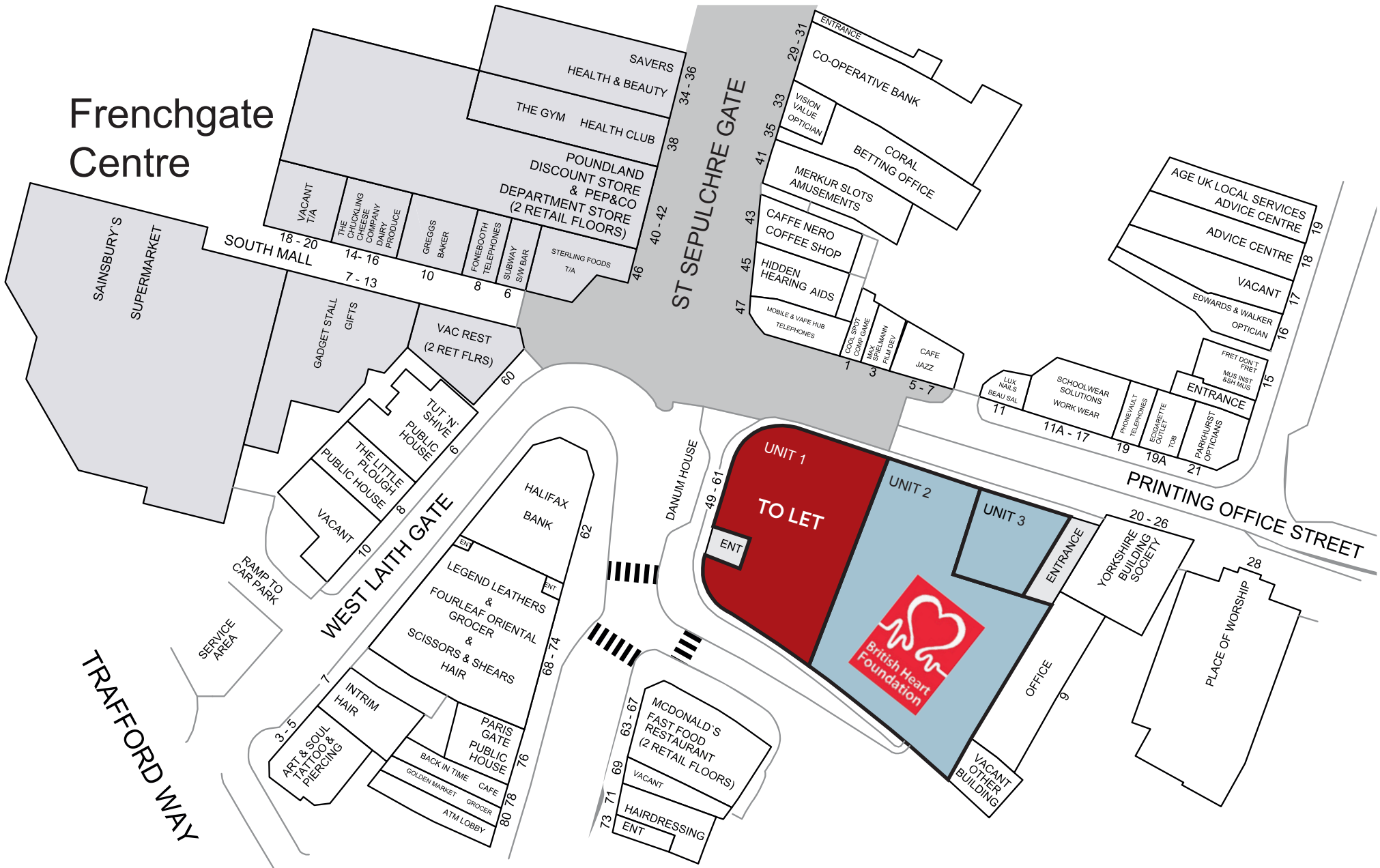
LCP
part of IMCore

**01384
400123**

searchlcp.co.uk



Frenchgate Centre



Unit 1, Danum House, Doncaster, South Yorkshire, DN1 1UB

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	7,440	691
Basement	4,671	434
TOTAL	12,111	1,125

Description

Danum House is a prominent landmark building in the heart of Doncaster city centre, directly opposite the Frenchgate Shopping Centre and with frontages to St Sepulchre Gate, Printing Office Street and Duke Street. The available space is planned on ground floor and basement levels, providing open plan space suitable for a variety of retail/leisure/business uses.

Terms

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed.

Rental offers are sought in the region of £80,000 per annum exclusive.

Rates

Rateable value of £55,000. Rates payable £28,160. Interested parties should verify the rateable value, the availability of any relief and the actual rates payable with the Local Authority.

Services

The unit has electricity connected.

Service Charge & Insurance

The service charge is currently £12,151. The landlord insures the premises and the premium is recoverable from the tenant.



Energy Performance

Further information available upon request.

Planning

We understand that the property has a Class E planning consent. Interested parties should satisfy themselves that the premises have planning consent for their proposed use.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

VAT

VAT is payable on all sums due to the landlord under the terms of the lease.

Viewing

Strictly via prior appointment with the appointed agents:



0113 433 0117

WWW.NEWNSWEBSTER.COM

Richard Webster 07739 680472
rw@newnswebster.com



Steve Henderson 07870 999618
shenderson@savills.com

Adam Sanderson 07977 030164
adam.sanderson@savills.com

Owned and Managed by

LCP.
part of MCore

01384
400123



searchlcp.co.uk

George Kearney 07714 679202
GKearney@lcpproperties.co.uk

Matt Hamer 07386 666437
MHamer@lcpproperties.co.uk

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website: <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.