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GROUP

Investment - Mixed use For Sale

Offers in the region of
£425,000 8% Gross Initial
Yield

2,776 sq ft

42 Duke Street, Doncaster,
DN1 3EA

City centre multi let investment,
close to McDonalds and
Frenchgate Shopping Centre

- Income producing full let investment

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Description

A multi let city centre investment producing a blended income from one retail unit and 4 apartments. Producing a total income of £33,816 per annum. The retail unit is let until the 13th September 2027. The apartments are let on individual Assured Shorthold Tenancies (AST's). Further detail is available on request.

Location

Set within an established residential street, the property is within easy reach of Doncaster's shops, cafés, services and everyday amenities, as well as leisure facilities and green spaces nearby. The location is ideal for commuters: Doncaster rail station and local bus links provide strong connections across South Yorkshire and beyond, while road access is straightforward via the A638/A630 routes, with onward links to the A1(M) and M18 for wider travel. With a good range of schools, supermarkets and healthcare services in the surrounding area, Duke Street offers a practical, connected base suited to both owner-occupiers and investors.

Accommodation

Name	sq ft	sq m	Availability
Ground	517	48.03	Let
1st - Apt. 1	419.80	39	Let
1st - Apt. 2	473.60	44	Let
1st - Apt. 3	602	55.93	Let
1st - Apt. 4	753.50	70	Let
Total	2,765.90	256.96	

Summary

- Price: Offers in the region of £425,000 8% Gross Initial Yield

Further information

- [View details on our website](#)

Contact & Viewings

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