

3 UNITS  
IMMEDIATELY  
AVAILABLE  
(can be combined)

TO LET/  
FOR SALE

UP TO  
16,134 sq.ft

(1,499 sq.m) of floor space,  
adjustable to suit  
requirements.

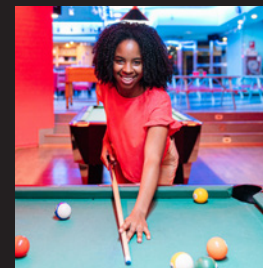
131,000  
weekly footfall

Opposite

Frenchgate  
Centre

## DANUM HOUSE

St. Sepulchre Gate/  
Printing Office Street,  
Doncaster,  
South Yorkshire,  
DN1 1UB

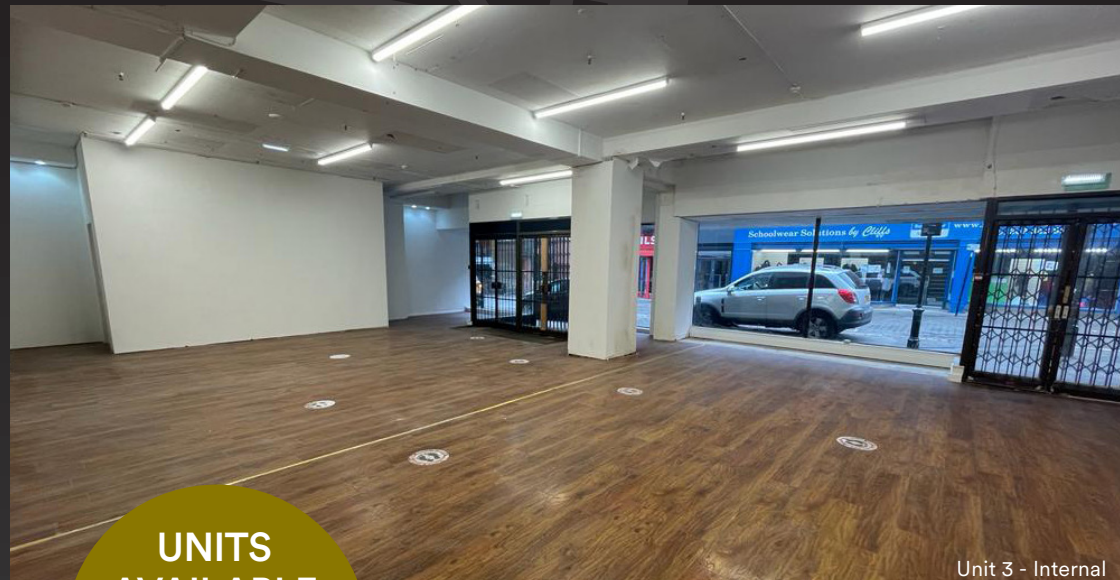


# Flexible Terms Incentives Available

(Subject To Planning)



Unit 2 - Duke Street Elevation




Unit 3 - Internal

UNITS  
AVAILABLE  
AS A WHOLE  
OR COULD  
BE SPLIT


## Description

 Train Station – 4-minute walk

 Bus Station – 5-minute walk

 131,000 weekly footfall

 Opposite the Frenchgate Centre

 Population of 244,027 within 15-minute drive time and 1,543,050 within 30-minute drive time

 Benefits from private 4m high loading door

 Additional basement storage space available up to 12,385 sq.ft

AREAS (APPROX. NIA)	Sq.ft	Sq.m
UNIT 1	8,729	811
UNIT 2	6,040	561
UNIT 3	1,365	127
<b>TOTAL</b>	<b>16,134</b>	<b>1,499</b>

## Retailers Include:

Sainsbury's

CAFFÈ NERO

SUBWAY

CORAL

Poundland

YORKSHIRE BUILDING SOCIETY

GREGGS

savers

HALIFAX

the gym group

FLANNELS

nationwide  
A good way to bank.

MERKUR SLOTS

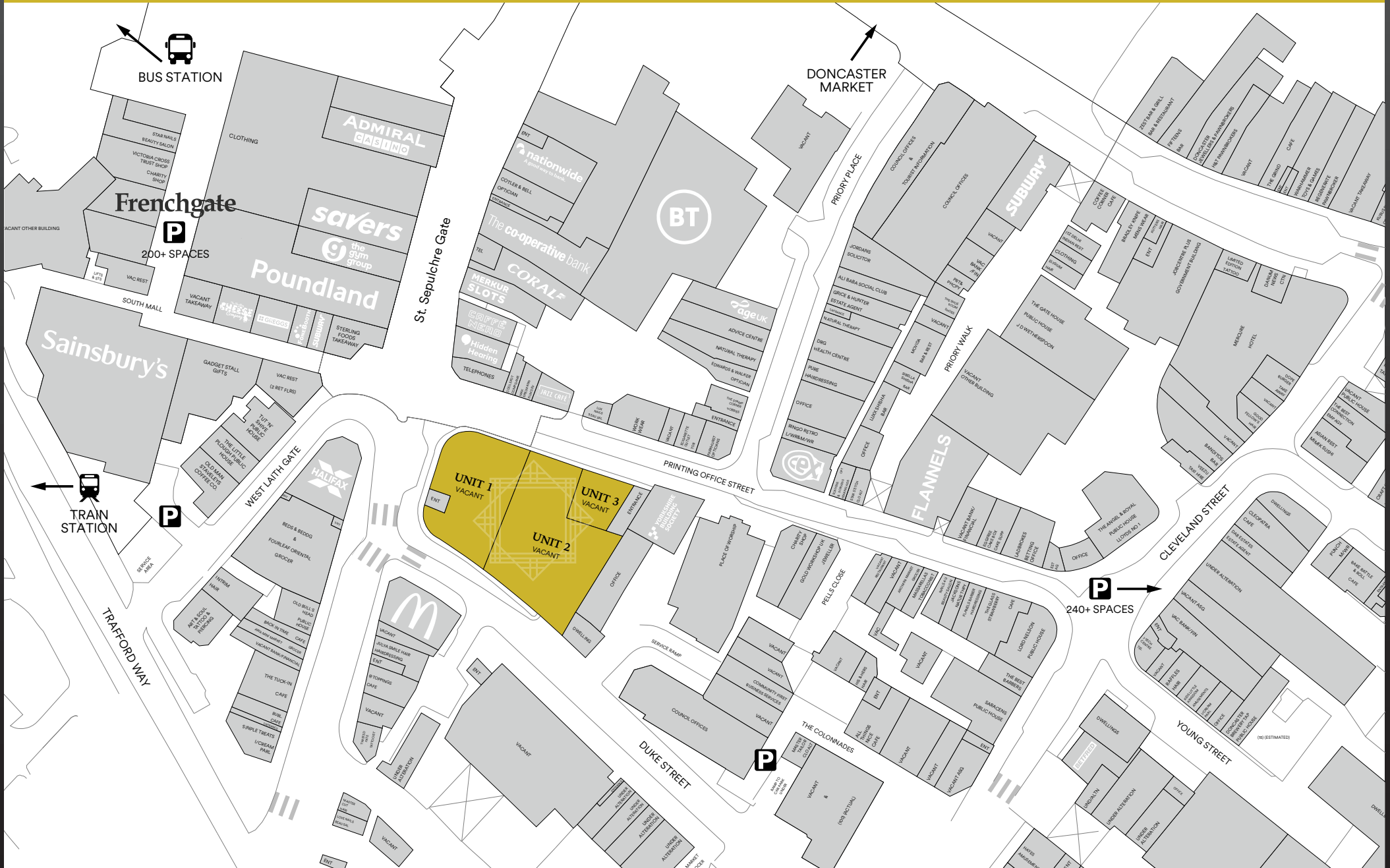
ADMIRAL CASINO

BETFRED

The co-operative bank

# Danum House

St. Sepulchre Gate / Printing Office Street, Doncaster, South Yorkshire, DN1 1UB



## Terms

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

## Rent

Price on application.

## Rates

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

Details available on request.

## 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.



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## Viewing

Strictly via prior appointment with the appointed agents:



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