



**18 Scot Lane,  
Doncaster, DN1 1ES**

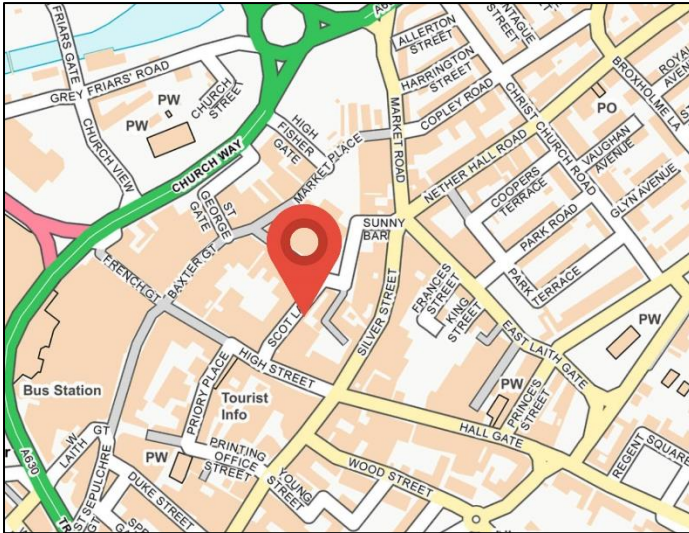
Retail Unit To Let/ May Sell 208.47 sq m (2,244 sq ft)





## Location

The property is located mid-way along the length of Scot Lane and is in close proximity to the town centre's market area. Scot Lane is a good secondary location forming part of the retail core within Doncaster town centre.



## Description

The property is a mid-terrace three storey building forming substantial retail premises within a parade of other commercial occupiers. The property provides flexible retail space at ground floor level with ancillary w/c facilities. A centre staircase leads to a largely open plan utility area at 1st floor level with several partitioned rooms and further staircase access to 2nd floor storage areas. The upper floors of the property are above no. 20 Scot lane which is let to a nail bar tenant.

The premises have a modern appearance at 1st floor level with elevated ceiling and benefit from considerable natural lighting. The ground floor frontage is protected by roller shutter security blinds.

The most recent use of the property was as a clothes shop on the ground floor with café/beauty salon/treatment rooms on the 1st floor.

## Summary

- Flexible retail professional office space within Doncaster town centre
- Good secondary location close to the town's market area
- Likely to be of interest to a broad range of retail operators.
- Client would consider sale of freehold interest.
- Usable Floor Area 208.47 sq m (2,244 sq ft)

## Accommodation

The accommodation has been measured on a Net Internal Floor Area basis and the following figures are provided for guidance purposes only:

	Sq m	Sq ft
Ground Floor Retail Area	88.27	950
First Floor Area	109.06	1,174
Second Floor storage	11.14	120
<b>Total</b>	<b>208.47</b>	<b>2,244</b>

## Terms

The property is available on a full repairing and insuring lease for a term of years to be agreed by negotiation. Alternatively, our client would consider the sale of the freehold interest.

## Rent / Price

The quoting rent is £16,000 per annum exclusive, with incentives based on length of agreed lease term and status. Please contact the agents for further information on the sales price.

## Business Rates

We understand that the property is included in the 2017 Valuation List with a rateable value of £20,750.

Please note, the above figures do not constitute the business rates payable.

## Services

Mains electricity, water, drainage and gas supplies are connected to the premises.

The mention of any appliances and/or services within these letting particulars does not imply that they are in full and efficient working order.

## EPC

A copy of the Certificate and Recommendation Report is available on request.

**B 37**

## Contacts

### Clarke Robinson

01302 640350 | 07741 264698  
clarke.robinson@pph-commercial.co.uk



### Ian Brooks

01302 640352 | 07872 033732  
ian.brooks@pph-commercial.co.uk



Date: **August 2022** File Ref: **14848**



First Floor, Richmond House  
Sidings Court, Doncaster, DN4 5JH  
**01302 341041** [pph-commercial.co.uk](http://pph-commercial.co.uk)

#### PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

PPH Commercial Limited for themselves and for their clients of this property, give notice that: (i) these particulars are a general outline only and do not constitute the whole or any part of an offer or contract; (ii) PPH Commercial Limited cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use or other details contained herein. Prospective purchasers or tenants must satisfy themselves as to their accuracy; (iii) no employee of PPH Commercial Limited has any authority to make or give any representation or warranty or enter into any contract in relation to the property; (iv) rents or prices quoted in these particulars may be subject to VAT in addition.

