

LARGE CITY CENTRE RETAIL PREMISES

TO LET.

- 47 -51 SILVER STREET / 34 MARKET PLACE •
- DONCASTER • DN1 1JL •



SILVER STREET



MARKET PLACE

- Open Plan Ground Floor Retail Space
- Total NIA: 334.45 Sq M (3,600 Sq Ft)
- Frontage from Silver Street & Market Place
- Undergoing a Refurbishment
- Incentives Available
- Suit Retail, Leisure, Hospitality Uses



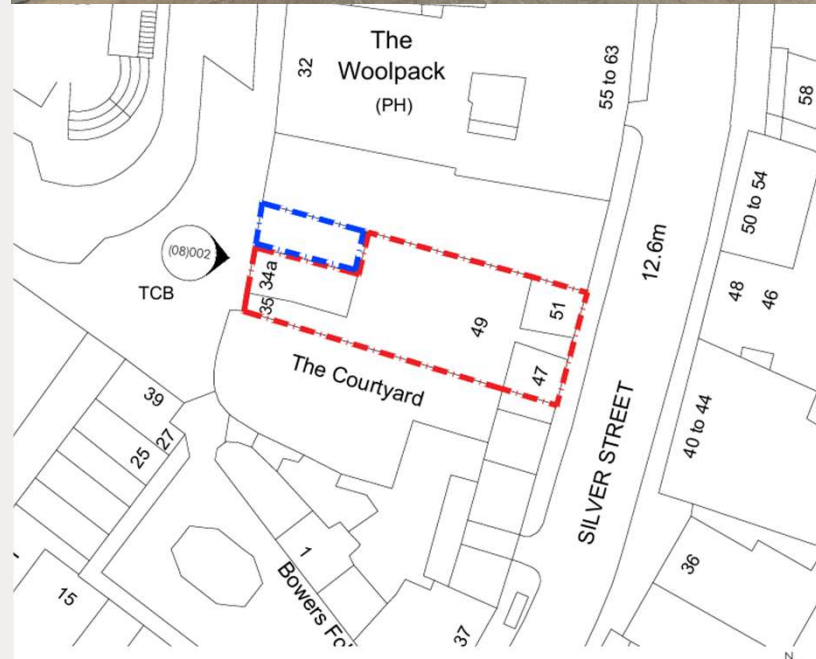
FLINT
REAL ESTATE



DESCRIPTION

City centre retail premises suitable for various uses, and undergoing a extensive scheme of refurbishment

- 334.45 Sq M (3,600 sq ft)
- Suit various uses: bar, restaurant, leisure, office, retail, nighttime, and food retail uses stpp
- Open plan retail space easily adaptable
- Landlord to provide a 'white box' ready for tenants fit out
- Incentives may be available
- Frontage from Silver Street and Market Place
- Shop frontage to be upgraded
- Ability for a tenant to influence the fit out – please contact the agents



LOCATION

With a frontage on Silver Street and Market Place, the property sits in a prime position popular with bars, restaurants, nighttime and leisure uses in close proximity to the High Street and Baxtergate. Silver Street is experiencing an increase of footfall with the area benefiting from recent schemes of refurbishment and redevelopment. National retailers such as JD Wetherspoon, Primark, Greggs, The Train Station is within walking distance along with various council and private car parks.

Doncaster is a city with a population of over 300,000 people and offers a strategic location at the heart of the UK. Doncaster is situated on the east coast mainline with routes to London in under 1 hour 45mins. Doncaster also boasts an international airport.



SAT NAV: DN1 1JL



MEDIA.CAPE.SENTENCES



ACCOMMODATION

The property has an internal area of 344.45 Sq M (3,600 Sq Ft)

ASKING RENT / TERMS

Rent available upon application.

Available on terms to be agreed however a minimum term of 5 years is preferred.

BUSINESS RATES

The property is yet to be reassessed please contact the agents or the VOA.



UNDER REFURBISHMENT

SERVICES

Mains services including 3-phase power supply are connected.

VAT

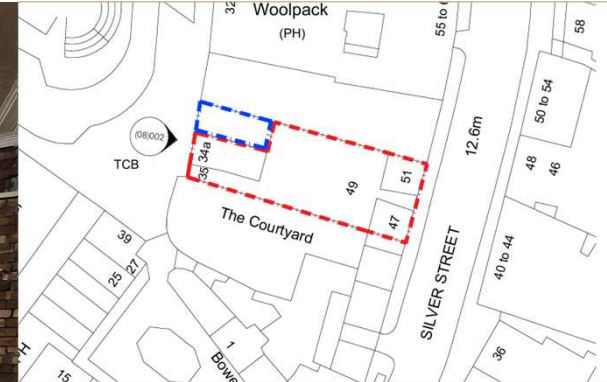
Rent quoted is exclusive but may be subject to VAT.

EPC

Rating: C

AML

Tenants will have to supply information to comply with Anti Money Laundering Regulations.



VIEWINGS

By appointment with the Sole Agents below:

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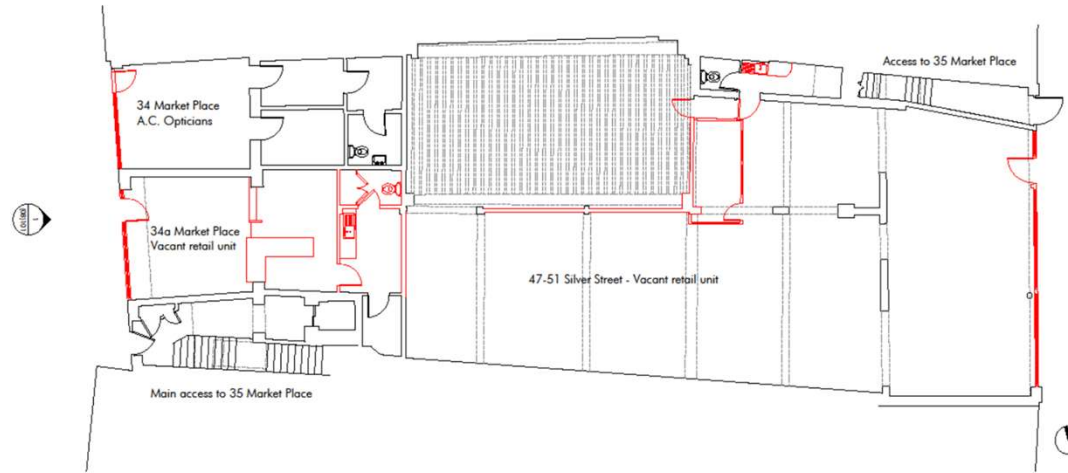
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1 Existing Market Place elevation
(08)101 1:100@A1



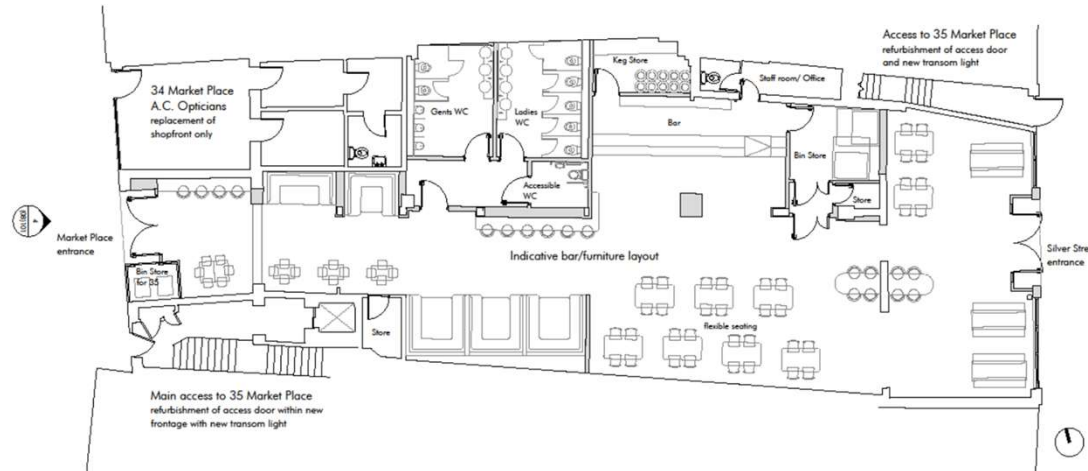
2 Existing ground floor plan
(08)101 1:100@A1



3 Existing Silver Street elevation
(08)101 1:100@A1



4 Proposed Market Place elevation
(08)101 1:100@A1



5 Proposed ground floor plan
(08)101 1:100@A1



6 Proposed Silver Street elevation
(08)101 1:100@A1

INDICATIVE LAYOUT