



PRIME RETAIL UNITS TO LET

THE COLONNADES SHOPPING CENTRE, PELLIS CLOSE, DONCASTER, DN1 3EG



Location

The subject properties are located within the popular Colonnades Shopping Centre, which is within the heart of Doncaster City Centre, a few minutes walk from the Frenchgate Shopping Centre and Doncaster Train / Transport Interchange.

Description

The units have frontage into the Colonnades Shopping Centre Precinct. Please see list of available units for description of individual units. There is a communal lift to a rooftop servicing and

loading area, which has vehicular access via Duke Street. Two parking permits are available for each unit to park on the rooftop.

Accommodation

Please see the list of available units.

Planning

The units currently benefit from class E (commercial, business and service uses) consent.

Rent

Initial rental offers invited please see list of available units, with rental incentives available.

Terms

The units are available on a new effectively full repairing and insuring lease for a term of years to be agreed.

Rateable Value

The Valuation Office Agency has assessed the unit as having a Rateable Value effective from the 1 April 2023, please see list of available units for details.

Service Charge

The tenant will be responsible for a proportion of the total service charge, to cover for items such as cleaning and maintenance of the common areas, lighting, security and management of the Shopping Centre. Please see list of available units for the % payable.

VAT

Any reference to rent is deemed to be exclusive of VAT unless expressly stated otherwise.

Energy Performance Certificate (EPC)

Please see list of available units.

Viewings

Strictly by prior arrangement with the agent:

City of Doncaster Council, Strategic Asset Management, Floor 2, Civic Office, Waterdale, Doncaster, DN1 3BU

Email: kevin.brown@doncaster.gov.uk

Tel: 01302 737965

Offers

All offers must be made on an official offer form and returned in an envelope with the official offer label attached to the front at any time.

Closing date for offers 12 noon Friday 28 June 2024.

Subject to Contract & Council Approval

File Ref: E1351 May 2024

Property Misdemeanors Act 1991

City of Doncaster Council for themselves give notice that:-

These particulars are set out as a general outline for guidance only of prospective purchasers and do not constitute part of an offer or contract;

whilst every effort is made to ensure all descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are accurate; prospective purchasers should not rely upon them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them;

no person in the employment of City of Doncaster Metropolitan Council has authority to make or give representations or warranties whatsoever in relation to the property.

Location Plan



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