



Doncaster  
Council

**TO LET**

**Retail Premises**

**12 SCOT LANE, DONCASTER, DN1 1ES**

**TOWN CENTRE RETAIL UNIT**



- 1,104 sq ft (102.56) sq mtrs
- Ground Floor Sales Area and Upper Floor
- Central Town Centre Location
- Incentives Available

**RENTAL £14,000 PA**

**Subject to Contract & Council Approval**

[www.doncaster.gov.uk](http://www.doncaster.gov.uk)

## Location

The subject property is located within Doncaster town centre on Scot Lane, which provides a popular link from the High Street through to the Market Place and recently refurbished Wool Market (See attached location plan, the subject property edged in red and hatched in pink).

## Description

The property comprises a ground floor sales area with ancillary storage to the first and second floors.

## Size (NIA)

**Ground Floor** – 560 sq ft/ 52.03 sq mtrs

**First Floor** – 544 sq ft / 50.53 sq mtrs

**Note:** All measurements have been taken in metric and converted to their nearest imperial equivalent. They are provided for information only and prospective tenants are advised to take their own measurements.

## Rateable Value

The tenant will be responsible for the payment of rates. Internet enquiries with the Valuation Office Agency reveal that the rateable value for the property is £16,000 pa. Interested parties are advised to confirm the accuracy of the above figure.

## Rent

Initial rental offers invited of £14,000 per annum with rental incentives available.

## Insurance

The tenant will be responsible for annual reimbursement of the buildings insurance and will be responsible for all other insurances as required.

## Terms

Available to let by way of a new full repairing lease for a period of years to be agreed, incorporating rent reviews where applicable.

Any lease will be subject to satisfactory references, and a bond equivalent to a minimum of 3 months rental will be required on lease completion.

**The property is available to let as seen.**

## **Use**

The shop currently has planning for Use Class E (Shops). Interested parties should make the necessary investigations to satisfy themselves concerning their proposed use and should telephone the Local Planning authority on (01302) 734854.

## **Energy Performance Certificate (EPC)**

The property has an EPC rating of D. A copy of the Certificate and Recommendation Report is available on request.

## **VAT**

Prices and rental are exclusive of VAT if chargeable.

## **Viewing**

By prior arrangement with the agent:

Doncaster Council, Strategic Asset Management, Floor 4, Civic Office, Waterdale, Doncaster, DN1 3BU

Email: [marcus.rudkin@doncaster.gov.uk](mailto:marcus.rudkin@doncaster.gov.uk)

Tel: 01302 734311

Email: [adrian.banks@doncaster.gov.uk](mailto:adrian.banks@doncaster.gov.uk)

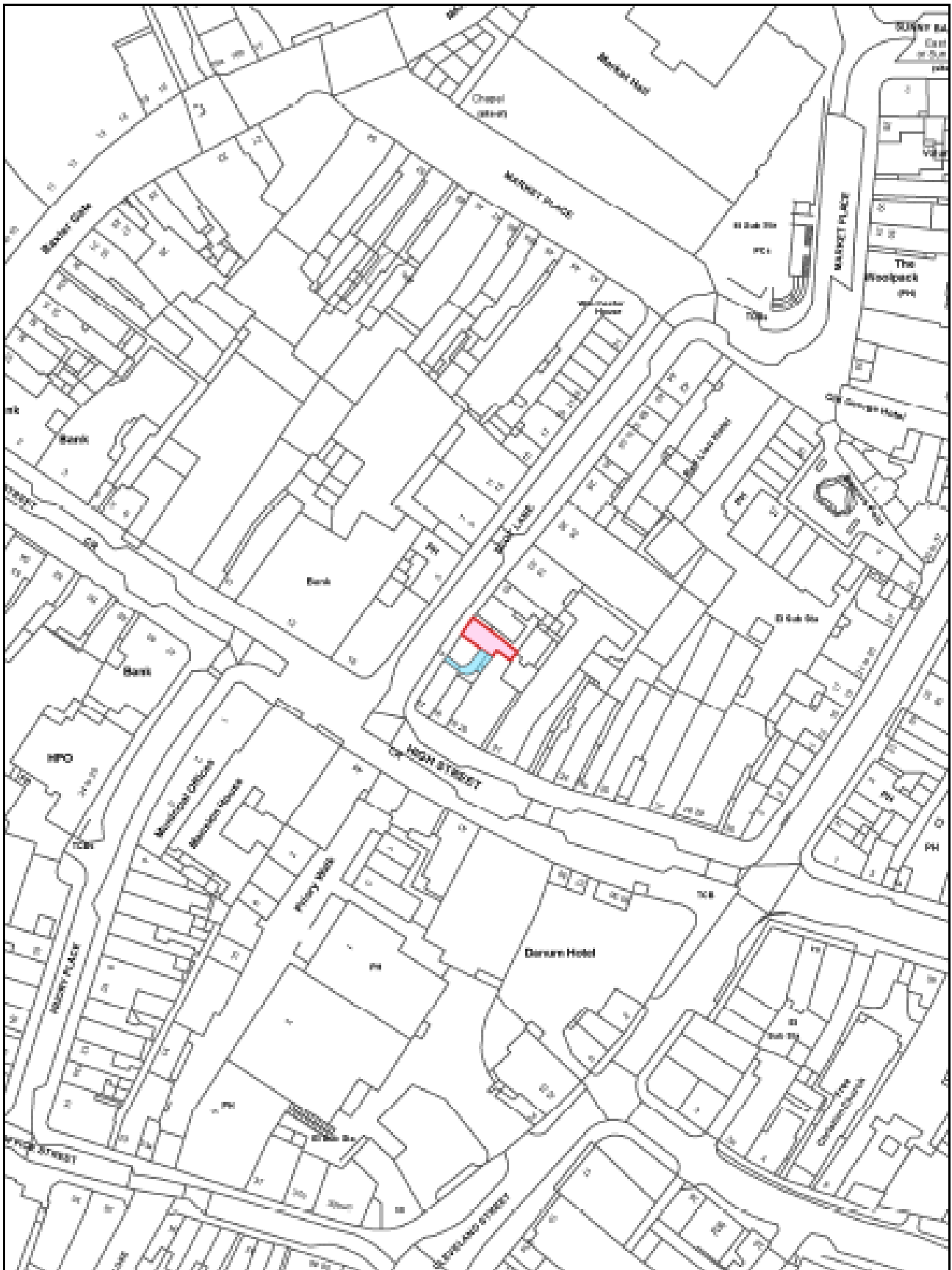
Tel: 01302 734966

## **Property Misdescriptions Act 1991**

**Doncaster Metropolitan Borough Council for themselves give notice that:-**

- (i) 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;**
- (ii) 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;**
- (iii) no person in the employment of Doncaster Metropolitan Borough Council has authority to make or give representations or warranties whatsoever in relation to the property**

Plan referred to:



# Energy Performance Certificate

## Non-Domestic Building



12, Soot Lane  
DONCASTER  
DN1 1ES

Certificate Reference Number:  
0230-0033-5699-4929-6092

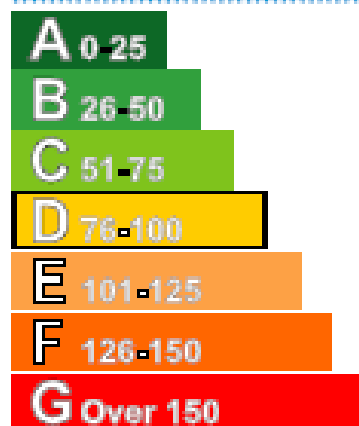
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions



86 This is how energy efficient the building is.

Less energy efficient

### Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	128
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	283.3
Primary energy use (kWh/m <sup>2</sup> per year):	1675.79

### Benchmarks

Buildings similar to this one could have ratings as follows:



## Administrative Information

This is an Energy Performance Certificate as defined in the Energy Performance of Buildings Regulations 2012 as amended.

Assessment Software:	SBEM v5.3.a using calculation engine SBEM v5.3.a.D
Property Reference:	349560950000
Assessor Name:	Michael Goodchild
Assessor Number:	EES/007980
Accreditation Scheme:	Elmhurst Energy Systems
Employer/Trading Name:	Survey Hub Ltd
Employer/Trading Address:	34 Regent Street, Nottingham, NG1 5BT
Issue Date:	30 Nov 2017
Valid Until:	29 Nov 2027 (unless superseded by a later certificate)
Related Party Disclosure:	Not related to the owner.

Recommendations for improving the energy performance of the building are contained in the associated Recommendation Report - 0604-2005-0040-2690-3303.

## About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Elmhurst Energy Systems. You can obtain contact details of the Accreditation Scheme at [www.elmhurstenergy.co.uk](http://www.elmhurstenergy.co.uk).

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at [www.ndepregister.com](http://www.ndepregister.com). The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at [www.opendatacommunities.org](http://www.opendatacommunities.org).

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. Any personal data it contains will be processed in accordance with the General Data Protection Regulation and all applicable laws and regulations relating to the processing of personal data and privacy. For further information about this and how data about the property are used, please visit [www.ndepregister.com](http://www.ndepregister.com). To opt out of having information about your building made publicly available, please visit [www.ndepregister.com/optout](http://www.ndepregister.com/optout).

There is more information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates). It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

## Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0800 123 1234.