

SMC
Brownill
Vickers

To Let



MILTY'S
PIZZA - KEB

To Let
Hot Food Takeaway
Premises (GF & 1st)
All Enquiries
SMC
Brownill
Vickers
0114 290 3300
www.smcbrownillvickers.com

TY'S
R - WRAP - BURGER

BURGER
KEBABS - BURGERS - PIZZA



01302 55

- ◆ PIZZA
- ◆ BURGER
- ◆ WRAPS
- ◆ KEBABS
- ◆ SFC



HOT SPOT

01302
265310

HOME DELIVERY
TEL. 01302 556655

BURGER JIM

Hot food takeaway premises located on Silver Street, Doncaster

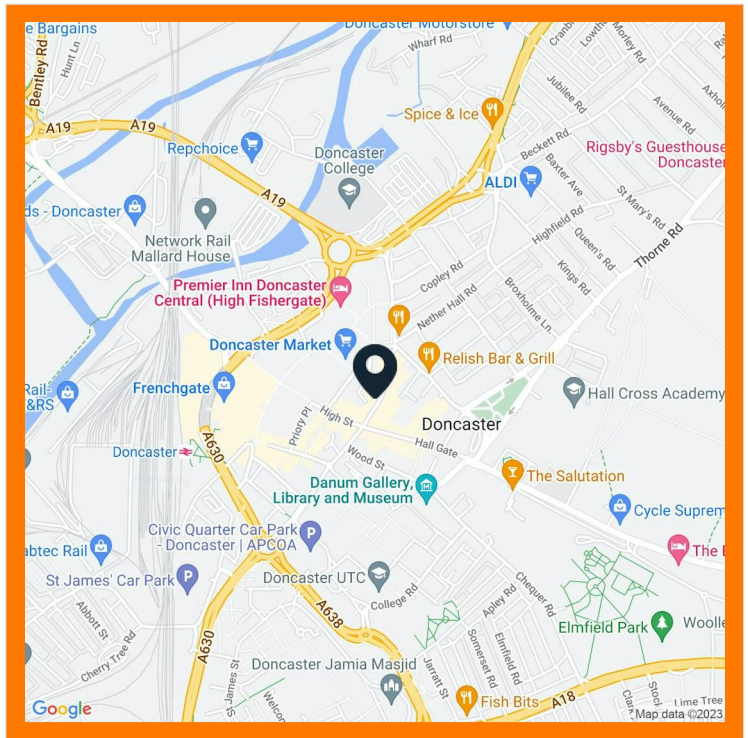
£11,000 per annum

29 Silver Street, Doncaster, DN1 1HG

0114 290 3300 | francois.neyerlin@smcbrownillvickers.com

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- Ground floor and first floor takeaway premises
- Located on Silver Street, in Doncaster centre - busy evening / weekend location
- Established hot food takeaway use
- In close vicinity to a number of bars, clubs and other nightlife venues
- Available on a new lease



Description

The property comprises a mid terrace retail premises which has most recently been used as a hot food takeaway premises. The available accommodation is over ground floor and first floor levels. To the ground floor is a sales area, and at first floor level there is preparation area and WC facilities. The property includes a shop window frontage, extraction, existing trade equipment (ovens, serving counter, steel counters, roller grill, and fridge – please note we have not tested this equipment) to the ground floor. To the first floor is a chiller, sink and various other equipment related to food preparation.

Location

The property is located on Silver Street in Doncaster centre. The location is especially popular with Doncaster's evening and late night economy with various pubs, bars and clubs within walking distance. Nearby occupiers include Pop Works, Ballers Sports Bar, Frank & Stein, CoCo Nightclub, Storm Nightclub and Sports Bar, and many others.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	166	15.42
1st	121	11.24
Total	287	26.66

Rating Assessment

Based on information obtained from the Valuation Office Agency websites the demise is rated as follows:-

Address: 29, Silver Street, Doncaster, South Yorkshire, DNI 1HG

Description: Shop and premises

Rateable Value: £3,200

The property may qualify for Small Business Rate Relief. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes

Planning

The premises are understood to have an established A5 (Hot Food Takeaway) (now Sui generis) consent.

Interested parties are advised to satisfy themselves with Doncaster planning authority that their use is acceptable under these new changes.

Lease Terms

The property is available on a new lease with the tenant responsible for repair, decoration, property insurance premium, rates (small business rate relief should be available) and utility charges. The landlord is willing to offer 4 months rent free over the 1st year for the right tenant.

Rent

£11,000 pa. We are informed VAT is NOT payable on the rent. The landlord is willing to offer 4 months rent free over the 1st year for the right tenant.

Rent Deposit

The landlord will seek a rent deposit to be held over the terms of the lease.

Identity Checks

In order to comply with Anti-Money Laundering Legislation, the successful tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful tenant.

Business Rates

Further information is available upon request.

Energy Performance Certificate

C (69)

Viewing

Viewing is by prior appointment only. Please contact our agents for further information

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