



# TO LET

Ground floor

1,419 sq.ft

(132 sq.m)

First Floor

1,322 sq.ft

(123 sq.m)

**14-16 Printing Office Street (unit 3), Doncaster,  
South Yorkshire, DN1 1UB**

- The property is part of Danum House, a landmark building in the heart of Doncaster city centre
- Opposite entrance to the Frenchgate Centre, weekly footfall of 131,000
- Occupiers in the vicinity include McDonalds, Flannels, British Heart Foundation, Poundland, The Gym, CEX and Savers

**LCP.**  
part of IM'Core

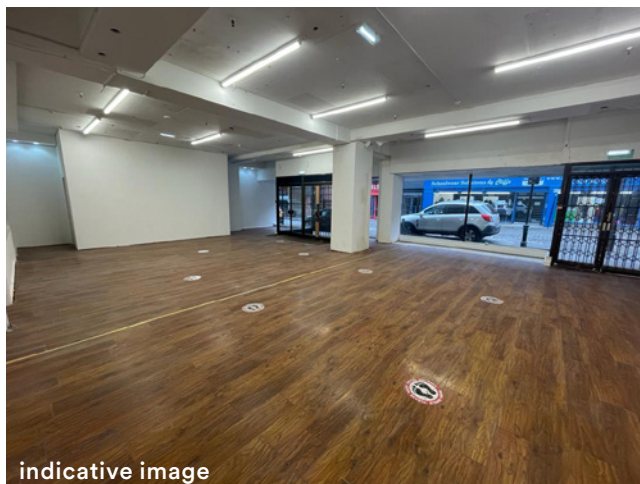
**01384  
400123**

[searchlcp.co.uk](http://searchlcp.co.uk)





14-16 Printing Office Street (unit 3), Doncaster, South Yorkshire, DN1 1UB





# Frenchgate Centre



SAINSBURY'S SUPERMARKET

SOUTH MALL

ST SEPULCHRE GATE

WEST LAITH GATE

DANUM HOUSE

PRINTING OFFICE STREET

TRAFFORD WAY

SAVERS HEALTH & BEAUTY

THE GYM HEALTH CLUB

POUNDLAND DISCOUNT STORE & PEP&CO DEPARTMENT STORE (2 RETAIL FLOORS)

CRAWSHAW'S BUTCHER

CO-OPERATIVE BANK

VISION VALUE OPTICIAN

VACANT

CORAL BETTING OFFICE

VACANT

CAFFE NERO COFFEE SHOP

VACANT

HERBERT BROWN PAWNBROKER

VAC REST

AGE UK LOCAL SERVICES ADVICE CENTRE

ADVICE CENTRE

VACANT

EDWARDS & WALKER OPTICIAN

VACANT

FRET DON'T FRET

MUS INST & SH MUS

ENTRANCE

LUX NAILS BEAU SAL

CLIFFS MENS WEAR

VACANT

BOGARETTE OUTLET

PARKHURST OPTICIANS

CHOPSTIX NOODLE BAR

CHINESE TIA

THE CHUCKLING CHEESE COMPANY DAIRY PRODUCE

VACANT

GREGGS BAKER

PHONEBOOTH TELEPHONES

SUBWAY SW BAR

VACANT

VAC REST (2 RET FLRS)

TUT N SHIVE PUBLIC HOUSE

THE LITTLE PLOUGH PUBLIC HOUSE

VACANT

VACANT

ART & SOUL TATTOO & PIERCING

INTRIM HAIR

PARIS GATE PUBLIC HOUSE

BACK IN TIME CAFE

GOLDEN MARKET GROCER

ATM LOBBY

HALIFAX BANK

LEGEND LEATHERS & FOURLEAF ORIENTAL GROCER

SCISSORS & SHEARS HAIR

ENTRANCE

ENTRANCE

ENTRANCE

MCDONALD'S FAST FOOD RESTAURANT (2 RETAIL FLOORS)

VACANT

HAIRDRESSING

ENTRANCE

UNIT 1

UNIT 2

UNIT 3 TO LET

ENTRANCE

OFFICE

VACANT OTHER BUILDING

YORKSHIRE BUILDING SOCIETY

ENTRANCE

OFFICE

PLACE OF WORSHIP

ENTRANCE

OFFICE

ENTRANCE

OFFICE

ENTRANCE

OFFICE

ENTRANCE

OFFICE

ENTRANCE



## 14-16 Printing Office Street (unit 3), Doncaster, South Yorkshire, DN1 1UB

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	1,419	132
First Floor	1,322	123
<b>TOTAL</b>	<b>2,741</b>	<b>255</b>

### Description

The subject property is part of Danum House, a landmark building in the heart of Doncaster opposite The Frenchgate Shopping Centre. Suitable for a variety of retail/office uses, the property benefits from an extensive display frontage to Printing Office Street.

### Terms

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed

Rental offers are sought in the region of £30,000 per annum exclusive.

### Rates

Rates payable £19,328. Interested parties should verify the rateable value, the availability of any relief and the actual rates payable with the Local Authority.

### Services

The unit has electricity connected.

### Service Charge & Insurance

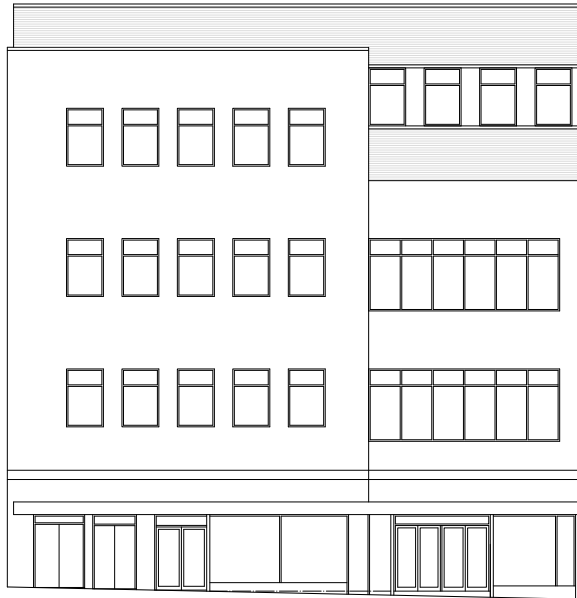
The service charge is currently £2,750. The landlord insures the premises and the premium is recoverable from the tenant.

### VAT

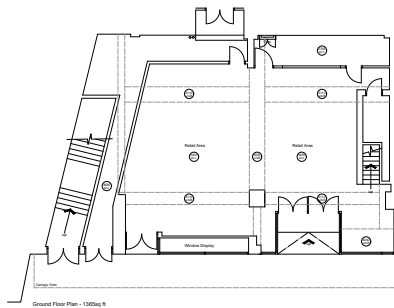
VAT is payable on all sums due to the landlord under the terms of the lease.

### Energy Performance

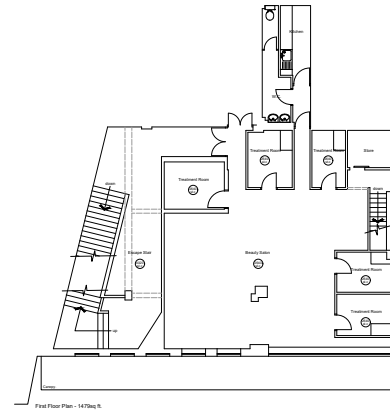
Further information available upon request.



Front Elevation



Ground Floor Plan - 1300sq ft



First Floor Plan - 1470sq ft

### Planning

We understand that the property has a Class E planning consent. Interested parties should satisfy themselves that the premises have planning consent for their proposed use

### Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

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33502 MARCH 2024

### Viewing

Strictly via prior appointment  
with the appointed agents:



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