



24 St Sepulchre Gate, Doncaster, DN1 1SW

**Investment
FOR SALE**



- Prime Retail Unit
- Freehold
- Adjacent to Frenchgate Centre
- Ground Floor Sales 247.5 sq m (2,663sq ft)
- Basement Sales & Stock 246.8 sq m (2,655sq ft)
- 10 year lease from November 2022
- Rent £40,000 per annum
- Break and Rent Review at 3 years

For Sale £575,000

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Location

The property occupies a prime City Centre location almost adjacent to the entrance to the North Mall of the Frenchgate Centre. It is in close proximity to a range of eateries and retailers such as TK Maxx, Primark and Halifax as well as other local amenities. The nearby Frenchgate Interchange provides links to bus and rail.

Business Doncaster says:-

"Our strategic location at the heart of the UK ensures that businesses enjoy excellent transport links. Doncaster is situated on the East Coast Mainline with more than sixty trains running through every day and benefits from fantastic road links to the M1, A1 and M18 motorway networks."

Energy Performance Certificate (EPC)

The property has an energy performance asset rating of 49 putting it in band B. A copy of the certificate and recommendations report is available on request.

Description & Accommodation

The unit is a regular shape the ground floor has approximately 247.5sq m (2,663sq ft) of prime retail space. The basement extends to approximately 246.8sq m (2,663sq ft) and has historically been used for secondary retail space and storage.

Business Rates

The Rateable Value (RV) in the 2023 list is £41,000. (note: the property is described as 26 St Sepulchre Gate). This information was obtained from an inspection of the VOA website in August 2023.

Viewing

For viewings & further information contact: Craven Wildsmith on: **01302 36 86 86**
Email: neal@cravenwildsmith.co.uk
Search online www.cravenwildsmith.co.uk

Lease

The property was let to Phoenix Women's Aid for 10 years from 11th November 2022, the annual rent is £40,000. The 3rd and 6th anniversary of the lease contain the tenant's break option. Rent reviews are every 3 years as of and including 11th August 2025. A copy of the lease is available upon request.

Phoenix Women's Aid support victims and survivors of domestic violence and abuse. They provide advice, counselling, advocacy and much more.

www.phoenixwomensaid.org.uk

Anti-Money Laundering (AML):

To comply with AML Regulations, identity checks and confirmation of the source of funding is required from any purchaser or lessee.

Privacy Policy

See <http://craven-wildsmith.co.uk/about/privacy-policy/>



HOW WE CAN HELP YOU.

Craven Wildsmith advise both Landlords and tenants. We can do everything from finding a property to selling it and everything between. Are you **looking for a property** to occupy or as an investment, we have a **property finding service** for residential and commercial properties for both occupation and investment.

Once you have found the property you need to determine if it is the right one. We offer pre purchase or pre tenancy advice including **surveys, valuations and reports on condition**. **Tenants need to take advice before signing a lease; it can save £100,000s at the end of the lease.**

Do you have a property or portfolio to MANAGE? Craven Wildsmith specialise in the letting and management of all types of RESIDENTIAL & COMMERCIAL property. During the term of the lease many types of issues arise including rent reviews, landlord and tenant disputes, dis-repair, rent payment difficulties etc. At the end of a lease we can help with renewal of the lease to the existing tenant or vacation of the property including dealing with any dilapidation (disrepair) or other outstanding issues. We can then **SELL OR LET the property as Craven Wildsmith** – we specialise in the sale and letting of most types of commercial property.

Even if you are not buying or renting from Craven Wildsmith call us on 01302 36 86 86 to discuss how we can help you.

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4. Price or rent maybe subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.
5. Except in respect of death or personal injury caused by the negligence of Craven Wildsmith or its employees or agents, Craven Wildsmith will not be liability, whether in negligence or otherwise howsoever for any loss from the use of these particulars or any information provided in respect of the property safe to the extent that any statement or information has been made or given fraudulently by Craven Wildsmith.
6. In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists impression or architects drawings or specification or scope of works or amenities, infrastructure or services, or information concerning views, character or appearance and timing concerning availability or occupation and the prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Craven Wildsmith shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.