

8-10 High Street  
Doncaster DN1 1ED

**FOR SALE/ TO LET**

**17,000 SqFt** (1,579.3 SqM)

- Centrally located
- High Footfall
- Open plan
- Close to Fenchgate Shopping Centre

# FOR SALE/TO LET

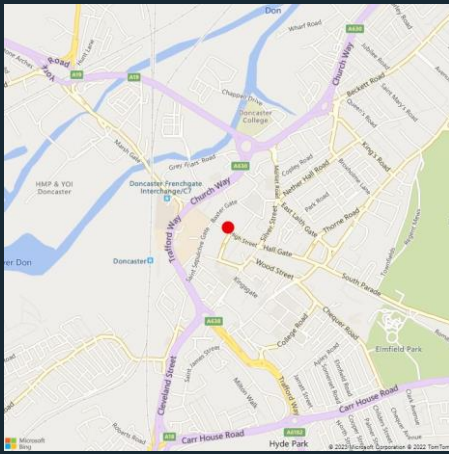


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4 Sidings Court, Doncaster DN4 5NU



## LOCATION

The property is located on the main retail pitch of Doncaster High St with close proximity to Frencgate, St Sepulchre Gate and Baxter Gate leading to the Market Place.

## DESCRIPTION

8-9 High Street -  
Outstanding retail space available in the heart of Doncaster City Center suitable for a variety of retail and leisure uses. Fully open plan space across 2 floor provides a plain and workable canvas adaptable to a multitude of commercial enterprise. The main retail element is on the ground floor with ancillary storage and kitchen facilities to the first floor.

Rent - £75,000  
Freehold - £700,000

10 High Street -  
Large open plan space, similar to the neighbouring property, currently subject to a sitting temporary tenant (details available on request). The space provides retail to the ground floor with storage and roof access to the first floor.

Rent - £35,000  
Freehold - £300,000

## RENT / PRICE

£35,000 - £110,000 per annum  
£300,000 - £1,000,000 Offers Around

## SERVICES

None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating E

## RATING

The adopted rateable value is not known not available or not applicable unless specified.

## VALUE ADDED TAX

Unless otherwise stated, all rents and sale prices are quoted exclusive of VAT. Any prospective lessee or purchaser must independently satisfy himself or herself as to the incidence of VAT in respect of any transaction.

## TENANCIES

8/9 - The property is currently subject to a Full Repairing and Insuring lease expiring 9th February 2024 at a passing rent of £175,000

10 - Subject to a temporary tenant

## INSPECTIONS & FURTHER INFORMATION

Viewings strictly by prior appointment with the agents:

James Humphreys BSc (Hons)  
Surveyor

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M: 07944 938 254  
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