

**PROMINENT CITY CENTRE SPACE
IN LANDMARK BUILDING.
SUITABLE FOR A VARIETY OF RETAIL,
LEISURE OR BUSINESS USES.**

(SUBJECT TO PLANNING)

TO LET

Ground floor
c.6,250 sq.ft
(c.580 sq.m)

Basement
**STORAGE SPACE
AVAILABLE**

Unit 2, Danum House, Doncaster, South Yorkshire, DN1 1UB

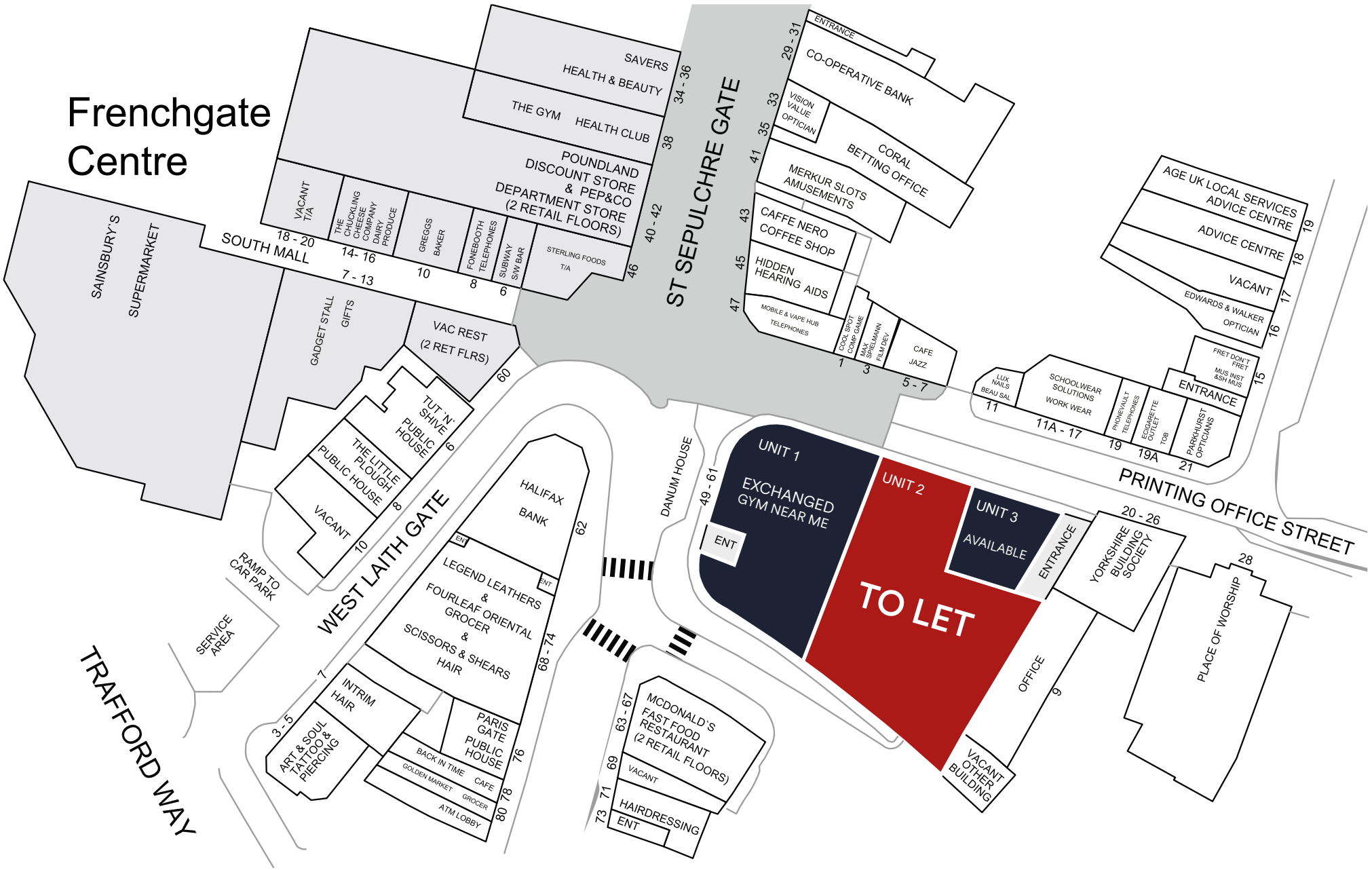
- Prominent city centre location
- Opposite entrance to the Frenchgate Centre, weekly footfall of 131,000
- Unit 1 exchanged with a gym to be open August 2025
- Occupiers in the vicinity include McDonalds, Flannels, Poundland, The Gym, CEX and Savers

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400123**

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Unit 2, Danum House, Doncaster, South Yorkshire, DN1 1UB

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	c.6,250	c.580
TOTAL	c.6,250	c.580

Description

Danum House is a prominent landmark building in the heart of Doncaster city centre, directly opposite the Frenchgate Shopping Centre and with frontages to St Sepulchre Gate, Printing Office Street and Duke Street. The available space is planned on ground floor, providing open plan space suitable for a variety of retail/leisure/business uses. Basement space can be made available if required – details on request

Terms

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

Rent

POA

Rates

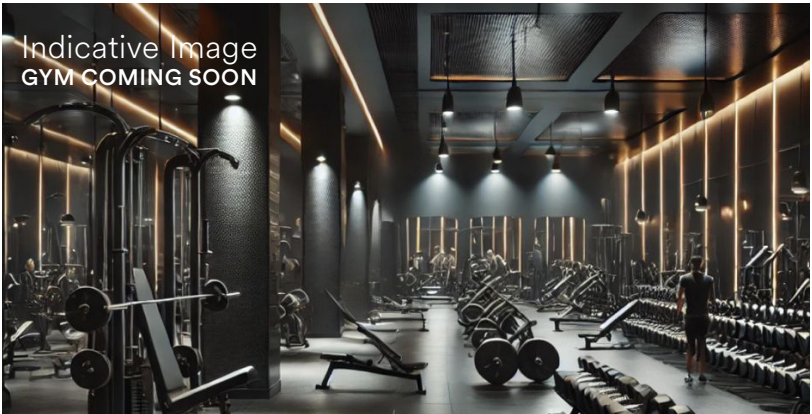
Rateable value of £52,500. Rates payable £28,665. Interested parties should verify the rateable value, the availability of any relief and the actual rates payable with the Local Authority.

Services

The unit has electricity connected.

Service Charge & Insurance

The service charge is currently approx £9,025 pax. Insurance is currently approx. £3,000 pax. The landlord insures the premises and the premium is recoverable from the tenant.



Energy Performance

Further information available upon request.

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.

VAT

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

Viewing

Strictly via prior appointment with the appointed agents:

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