



Commercial Property Advisers

FOR SALE/MAY LET

Retail Unit With Bar Use

No3 Cleveland Street, Doncaster, DN1 3EH



◆◆ **CLOSE TO TOWN CENTRE
WITHIN EVENING TRADE SCENE**

◆◆ **IMMEDIATELY
AVAILABLE**

◆◆ **FORMER CASK CORNER
ENTERTAINMENT VENUE**

◆◆ **GROUND & FIRST FLOOR
TOTAL 2,219 SQFT**

Location

The unit occupies a busy secondary location in Doncaster Town close to the Collonades Centre and a short walk to the main Frenchgate Shopping Centre and with easy access to the Bus station interchange and the Train station. The unit is nearby other bars, evening entertainment venues and complimentary uses.

Description

The unit comprises ground floor main retail area with a disabled WC and cellar behind. To the rear is a set of stairs leading to the first floor with second bar, built in seating and male & female WC facilities. There is escape access to the rear roof terrace.

Various fixtures remain in the property and would enable a continuation of the previous business type, a former live music venue.

Accommodation

Ground Floor	1,332 sq ft
First Floor	619 sq ft
Cellar	268 sq ft

Sale/Rent

The property is available for sale freehold for offers over £225,000. Alternatively the unit can be let on a new lease at a passing rent of £20,000 per annum exclusive of all other outgoings.

Terms/Tenure

New five year lease subject to covenant or freehold for sale.

Costs

Both parties will be responsible for their own legal and professional costs incurred in this transaction.

Planning

The unit has planning consent for A4 (Drinking establishment) providing permitted change of use to A1, A2 or A3.

Rates

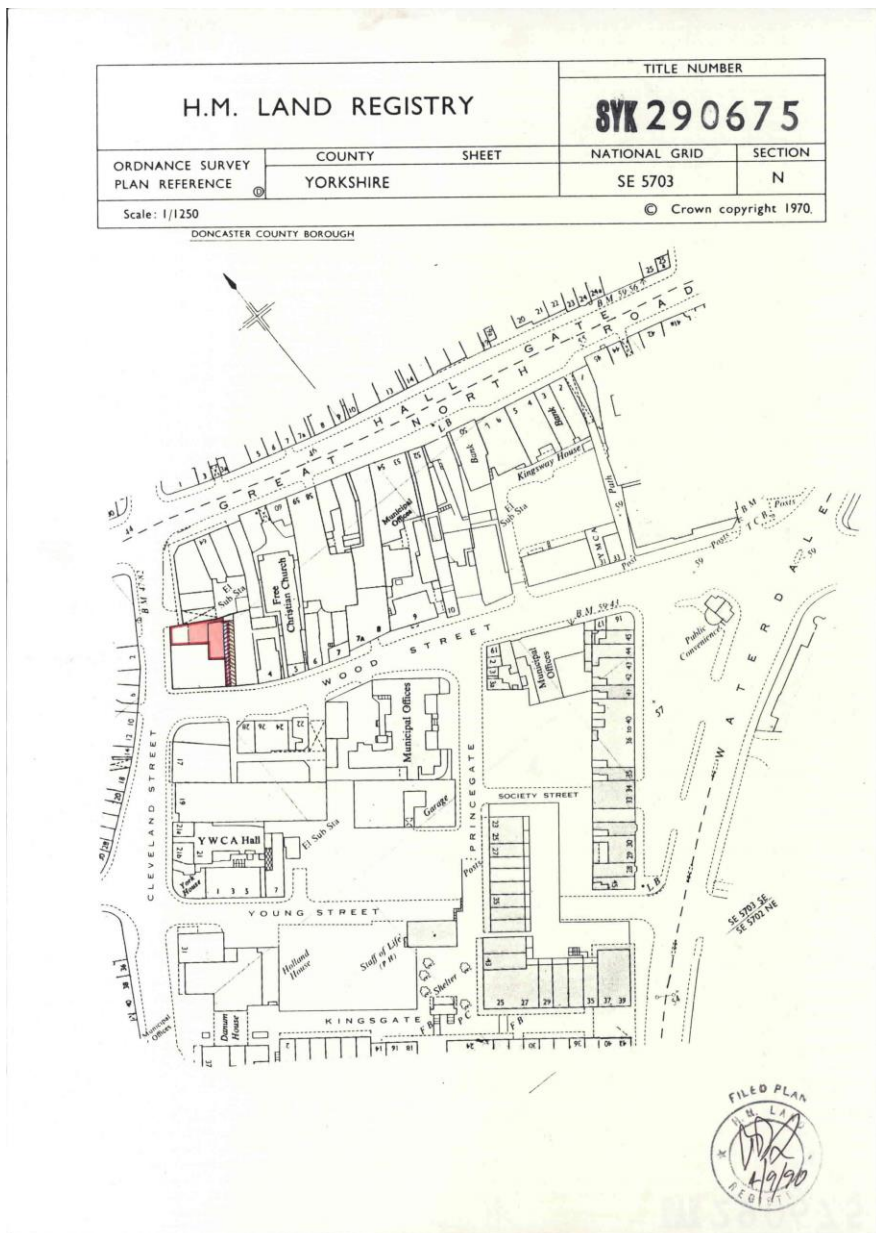
We are advised by the VOA that the property has a current rateable value of £20,150 making rates payable of £9,390.

VAT

VAT is payable on the rental and other related transactions



Title Plan



This is a copy of the title plan on 3 MAR 2014 at 15:00:04. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the Land Registry web site explains how to do this.

The Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title plans and boundaries.

This title is dealt with by Land Registry, Nottingham Office.

© Crown Copyright. Produced by Land Registry. Further reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316.

All Enquiries to Sole Agent Andrew Allen: 07968124411

LWE Commercial Property Advisers | The Estate Office | 17 Manor Gardens | Doncaster | DN5 7QZ

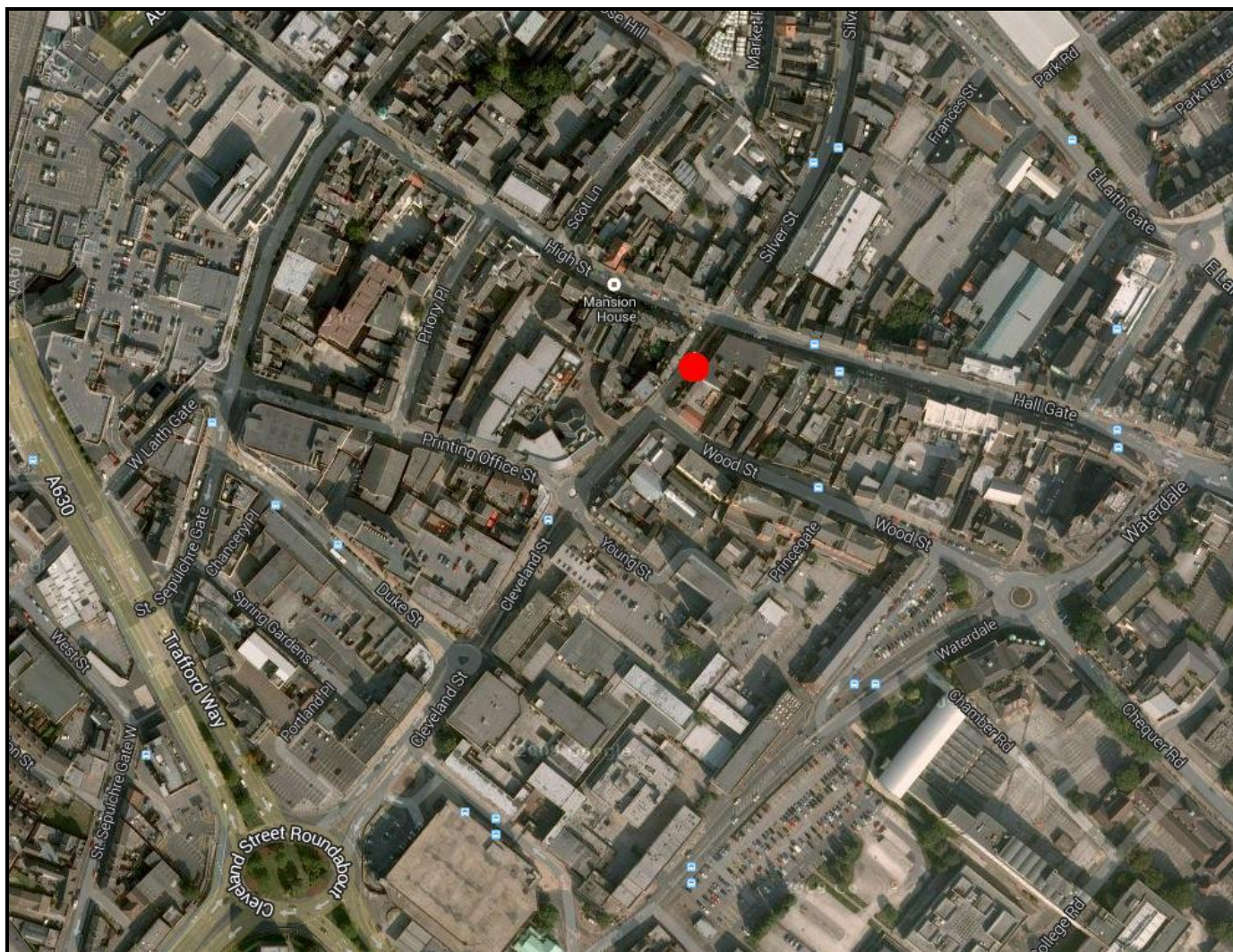
Tel: 01302 361445 | E: enquiries@LWEstates.com | www.LWEstates.com

Ref: 2730

Misrepresentation Act 1967 and property Misdescriptions Act 1991. These details are provided only as a general guide to the property being offered on behalf of clients and remain subject to Contract and lease. The details herein should not be relied upon without survey, inspection and independent measurement. Nobody in the employ of LWE Ltd has the authority whatsoever to warrant information contained herein.



Location Plan



All Enquiries to Sole Agent Andrew Allen: 07968124411

LWE Commercial Property Advisers | The Estate Office | 17 Manor Gardens | Doncaster | DN5 7QZ

Tel: 01302 361445 | E: enquiries@LWEstates.com | www.LWEstates.com

Ref: 2730

Misrepresentation Act 1967 and property Misdescriptions Act 1991. These details are provided only as a general guide to the property being offered on behalf of clients and remain subject to Contract and lease. The details herein should not be relied upon without survey, inspection and independent measurement. Nobody in the employ of LWE Ltd has the authority whatsoever to warrant information contained herein.