



36 Printing Office Street, Doncaster DN1 1TR

3 Storey - Ground Floor  
Commercial with Potential to  
convert the upper floors

£135,000 Freehold with Vacant  
Possession

- Prime Retail Location in Centre of Doncaster
- £135,000 Freehold with Vacant Possession
- Approx. 398 Sq Ft Ground Floor Retail Unit
- Includes First & Second Floor ancillary storage space
- First and Second Floor could be converted for alternative use - Subject to Planning Permission
- Total Net Area over 3 floors approx. 1,136 sq ft

## Summary

Available Size - 1,136 sq ft

Price Offers in the region of £135,000

Rateable Value - £13,000

VAT - Applicable

Legal Fees - Each party to bear their own costs

EPC Rating - EPC has been commissioned



## Description

Occupying the Ground, First and Second Floors of a 3 storey Town Centre property with a total net area of circa 1,136 sq ft. The Ground Floor Retail Space measures approximately 398 sq ft with an Office at the rear measuring circa 82 sq ft.

The First and Second Floors offer ancillary storage, kitchen, W/C and office space.

## Location

The Property is located on Printing Office Street within the Town centre of Doncaster with a wide range of retail occupiers, restaurants/ bars and professional services in the vicinity.



The Property is also a short walking distance from the Frenchgate Shopping Centre.

## Accommodation

Building - 3 floors of retail and ancillary space 1,136 sq ft/ 105.54 sq m

## Services

We are advised that all mains services are connected to the property. These services have not been inspected or tested by the agent.



## Terms

Offered for sale freehold with vacant possession with an asking price of £135,000.

## Legal Costs

Both Parties will be responsible for their own legal costs.

## **Viewing and Further Information**

Ben Freckingham

Email: [office@pandfcommercial.com](mailto:office@pandfcommercial.com)

Tel: 01664 431330