

72 Cleveland Street
Doncaster, South Yorkshire

Workin
COMMERCIAL PROPERTY

DN1 3DP



SUMMARY:

- Prominent town centre location
- Ground Floor former Church
- Upper floors - flat/offices/storage
- Alternative uses STC
- May split
- NOT AVAILABLE AS A PUB

**AVAILABLE
TO LET**

Workin Commercial Property

tel: 0844 800 9068

email: contact@workin-commercial.co.uk

74 Everton Road, Sheffield, S11 8RY

workin-commercial.co.uk

Asking Rent

£20,040 PER ANNUM

£1,670 PER MONTH

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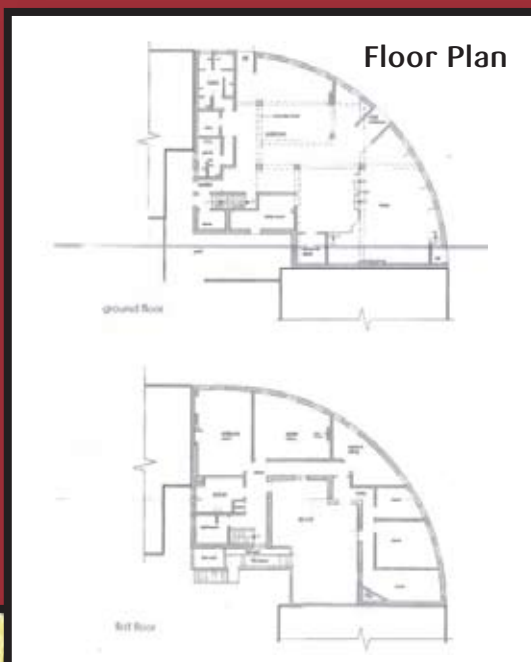
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Location

The property is well located in a prominent position on the corner of Cleveland Street and Duke Street in the town centre.

The property is close to the ring road.



Description

The property comprises a former public house over 3 floors. The basement comprises storage.

The ground floor is mainly open plan, with sub divisions providing an office/store, former kitchen, utility and separate ladies, gents and accessible toilet.

The first floor can have a separate access; it was formerly a flat and comprises a kitchen, bathroom and 6 other rooms with an external roof terrace.

Business Rates

We have been unable to determine the adopted rateable value in the 2010 list

This information was obtained from an inspection of the VOA website in March 2012

Lease Terms

The property is available by way of a new 3 year lease or multiples thereof. In the cases of leases more than 3 years the rent will be reviewed every 3 years to the higher of the initial rent or the market rent.

The tenant shall be responsible for the cost of insurance, all repairs, decorations and a proportion of the cost of maintaining any common parts.

Rental Deposit: -A deposit of 3 months' rent will be required.

Legal Costs: -The ingoing tenant to be responsible for all legal costs incurred within this transaction.



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