



SITUATION

Located directly opposite the Frenchgate Shopping Centre in the town centre, at the junction with Printing Office Street, and amongst such multiple retailers as **British Heart Foundation, TK Maxx, Savers, Caffe Nero, Poundland, McDonalds, Halifax** and many others. Doncaster is a busy retail and commercial centre located approx. 21 miles north-east of Sheffield and enjoying excellent road access via the A1(M) (Junctions 36 & 37).

PROPERTY

An attractive corner building comprising a **Ground Floor Shop and Basement** with internal access to **Ancillary Accommodation** on the first and second floors plus hatch access to the third floor (Clocktower).

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

ACCOMMODATION

Ground Floor Shop		
Gross Frontage	17'0"	
Return Gross Frontage	52'0"	
Gross Internal Area	Approx.	785 sq ft
Basement¹		
Gross Internal Area	Approx.	251 sq ft
First Floor Ancillary		
Gross Internal Area	Approx.	778 sq ft
Second Floor Ancillary		
Gross Internal Area	Approx.	801 sq ft
Third Floor (Clocktower)		
Gross Internal Area	Approx.	60 sq ft
Total Gross Internal Area	Approx.	2,675 sq ft

¹Not inspected by Barnett Ross. Area provided by Joint Auctioneer.

PLANNING

On 30th March 2021 Doncaster Council issued a 'Certificate of proposed lawful development for change of use from A1 to mixed use of A1 and 2 flats'.

Refer to Legal Pack for relevant Documentation and Plans.

Vacant Town Centre Building with Development Opportunity

The Surveyors dealing with this property are **Steven Grossman** and **Elliott Greene**

Joint Auctioneers

Stephen Kane & Company
Tel: 020 7224 0101 Ref: Jonathan Cowan
Email: jsc@stephenkane.co.uk

Vendor's Solicitors

Quinta Law
Tel: 020 3002 9500 Ref: Jonathan Daniels
Email: jonathan@quinta.law

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



The Property



The Property

