

# Doncaster 14/17 Frenchgate Shopping Centre, DN1 1PZ

**mre** McMULLEN  
REAL ESTATE

## AT A GLANCE!

- ✓ Prominent position in Frenchgate Shopping Centre
- ✓ Fronts North Mall with secondary entrance at the rear to French Gate
- ✓ Prime shopping destination



## Location

The subject property occupies a prominent trading position on North Mall within Frenchgate Shopping Centre, directly adjacent to **Boots**. Further retailers in close proximity include **TK Maxx**, **Holland & Barret** and **Marks & Spencer**.

Frenchgate Shopping Centre is the prime shopping destination in Doncaster. It comprises a covered scheme extending to over 800,000 sq ft with c. 120 stores. Anchor tenants include **Next**, **H&M**, **TK Maxx**, **Boots** and **Sainsbury's**.

## Accommodation

The property is arranged over ground floor and basement levels and provides the following approximate floor areas:

	Sq Ft	Sq M
Ground Floor	8,500	789.7
Basement	8,348	775.5
<b>Total</b>	<b>16,848</b>	<b>1,565.2</b>

## Tenure

New lease available for a term to be agreed.

## Rent

Rental offers are invited in the region of £125,000 pax.



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## Viewing & Further Information

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### Rates

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value	£175,360
UBR Rate (2023/24)	£0.512
Rates Payable	£75,264

(Interested parties are advised to make enquiries with the Local Authority)

### Service Charge

Current service charge for the year is £11,919.

### Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

### EPC

EPC available upon request.

#### Important Notice

McMullen Real Estate and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McMullen Real Estate have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and Produced by McMullen Real Estate: 020 3058 0200.

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