

Property Consultants



Crosthwaite  
COMMERCIAL

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Hawk Works, 105A Mary Street, Sheffield S1 4RT

# To Let

St Sepulchre Gate West, Doncaster DN1 1AQ



- **Secure Site To Let** – Fencing to be Installed by Landlord to an Agreed Specification
- Adjacent to Doncaster Train Station
- Excellent Transport Links to M18 and A1(M)
- Total Site Area - Approx 0.40 Acres

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## LOCATION

The site is located on the corner where St Sepulchre Gate and St James Bridge link with the former running parallel to the A630.

It is a prominent location and there is excellent visibility from the road with an access point already in place at the north eastern point of the site next to St James Church.

Doncaster train station is situated approximately half a mile to the north, as is the main shopping area in the city centre.

There is excellent access to the motorway network with Junction 36 of the A1(M) located approximately two and a half miles to the south west, and Junction 3 of the M18 approximately two miles to the south east.

## DESCRIPTION

The site is approximately 0.4 acres in size, is flat and tarmacked / hard surfaced. It is suitable for use for a variety of uses.

It offers a rare opportunity to lease a site so close to Doncaster Train Station and city centre.

The site is regular in shape and is currently being used as a car park with space for approximately 72 cars.

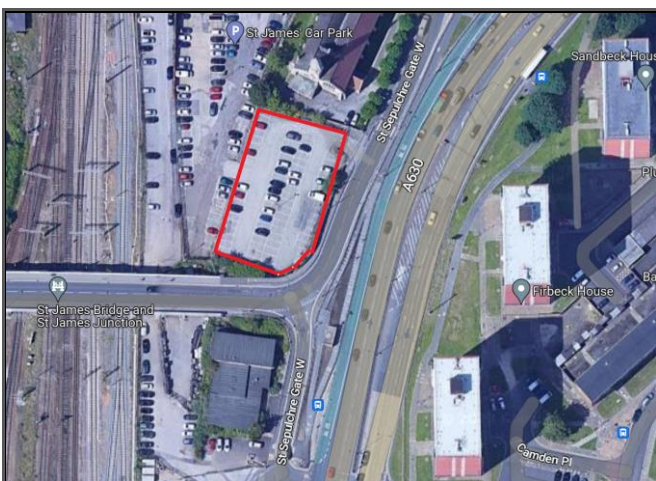
The owner will install fencing to an agreed specification as part of any letting.

## ACCOMMODATION

(All gross areas are approximate)

**Level Site**

**0.40 Acres**



## TENURE

A new lease is available directly from the landlord for a term by arrangement.

## RENT

We are quoting **£30,000 per annum exclusive**.

## VAT

If elected, VAT will be paid at the prevailing rate.

## RATING

The land will require a new assessment for business rates when occupied.

## LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs in connection with this transaction.

## VIEWING ARRANGEMENTS

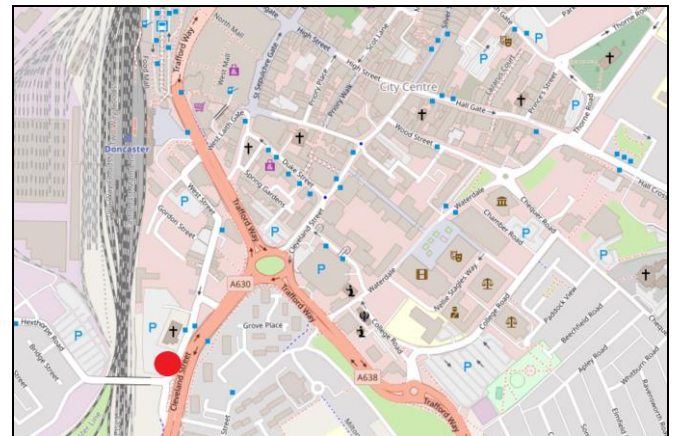
Any further information can be obtained from the sole agents detailed below.

As the site is open, interested parties are invited to view at their convenience.

**Tom Shelton - Crosthwaite Commercial**

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**07738 335 482**



**SUBJECT TO CONTRACT AND AVAILABILITY  
February 2023**