



**Tenure**  
Freehold.

#### Location

Doncaster is one of the major shopping centres for South Yorkshire with a resident population of over 80,000. The town is strategically located at the intersection of the M18 and A1(M) motorways about 32 miles south-east of Leeds.

The property is situated in a Conservation Area in the heart of the town centre on High Street close to its junctions with Baxtergate, St. Sepulchre Gate and Frenchgate. Occupiers close by include Santander (adjacent), HSBC, Barclays and NatWest banks, together with Phones4U, Currys, Betfred, Marks & Spencer and BHS as well as the Frenchgate Shopping Centre.

#### Description

This attractive Grade II Listed period property is arranged on basement, ground and three upper floors to provide a banking hall with strong-room and storage in the basement and ancillary offices and storage on the upper floors.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>11.35 m</b>	<b>(37' 3")</b>
<b>Net Frontage</b>	<b>10.4 m</b>	<b>(34' 1")</b>
<b>Shop Depth</b>	<b>14.1 m</b>	<b>(46' 3")</b>
<b>Built Depth</b>	<b>31 m</b>	<b>(101' 8")</b>
<b>Ground Floor Banking Hall</b>	<b>138.7 sq m</b>	<b>(1,493 sq ft)</b>
<b>Ground Floor Offices</b>	<b>85.8 sq m</b>	<b>(924 sq ft)</b>

**Basement Strong-room/  
Storage/Staff**

**105 sq m (1,130 sq ft)**

**First Floor Offices**

**202.7 sq m (2,182 sq ft)**

**Second Floor Offices**

**125.4 sq m (1,350 sq ft)**

**Third Floor Storage**

**94.6 sq m (1,018 sq ft)**

**Total**

**752.2 sq m (8,097 sq ft)**

#### Tenancy

The entire property is at present let to LLOYDS TSB BANK PLC for a term of 10 years from 31st December 2011 at a current rent of £56,500 per annum, exclusive of rates. The lease provides for a rent review and tenant option to break (1) at the fifth year of the term and contains full repairing and insuring covenants.

#### VAT

VAT is not applicable to this lot.

#### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

#### Viewings

To be held on Monday 8th October by appointment only, on at least 72 hours' prior notice. Photo identification will be required on the day. Please e-mail your viewing request with full contact details to [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk)

In the subject box of your e-mail, please ensure that you enter **Lot 17 Doncaster.**

## Doncaster

### 55 High Street

### South Yorkshire

### DN1 1BH

- **Freehold Bank Investment**
- Town centre position
- Let to Lloyds TSB Bank Plc on a lease expiring 2021 (1)
- Rent Review 2016
- VAT is not applicable
- Current Rent Reserved

**£56,500 pa**

**SIX WEEK COMPLETION  
AVAILABLE**

