



## Retail Unit Located in The Frenchgate Centre 1,422 Sq Ft (132.1 Sq M)

- Great Transport Links
- Average Footfall of 375,000 Persons per week
- Established Shopping Centre

# Retail Unit Located in The Frenchgate Centre

## 1,422 Sq Ft (132.1 Sq M)

### Location

Frenchgate Shopping Centre is located in the heart of Doncaster town centre with easy access from the North and South as well as by bus and train via the centre's transport interchange.

The Frenchgate Centre is already home to well known names including Boots, H&M, Holland & Barrett, JD Sport, Starbucks & WHSmith

### Description

The retail unit is situated in the Frenchgate Centre, a very popular shopping centre which averages a weekly footfall of 375,000 persons per week. The unit is located on the Ground Floor entrance of the North Mall adjacent to H.L Brown and close to Flip Out, H. Samuel and below the Food Court.

The retail unit compromise the ground floor retail and basement. Internally the unit benefits from WC's, Kitchenette, storage room, office and break out space in the basement of the unit. The unit is dedicated to retail use, ideal for a variety of occupiers.

### Accommodation

DESCRIPTION	SQ FT	SQ M
GF Retail	267	24.8
Basement	1,155	107.3
<b>TOTAL</b>	<b>1,422 SQ FT</b>	<b>132.1 SQ M</b>

### Terms

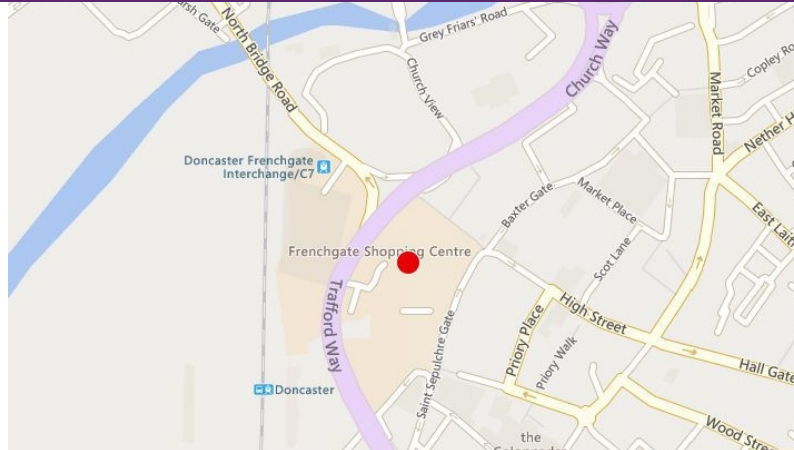
Available to let on new lease terms to be agreed.

### VAT

All figures are quoted exclusive of VAT at the prevailing rate.

### EPC Rating

EPC Available upon request



### Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

### Legal Costs

Each party to bare their own legal costs in the transaction.

### Further Information

For further information please contact the sole agents CPP  
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July 2023



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