



**Tenure**  
Freehold.

#### Location

Doncaster is one of the major commercial centres for South Yorkshire and is a prosperous market town with a resident population of over 80,000. The town is located 32 miles south-east of Leeds, 22 miles north-east of Sheffield and close to Junctions 3 and 4 of the M18 Motorway, and the A1(M) is within 3 miles of the town centre. The property is situated on the east side of Scot Lane in the heart of the town centre.

Occupiers close by include Thomson Travel, Brook Street Bureau, Sue Ryder, Betfred, Cancer Research, Paddy Power and Wetherspoons. In addition, the property is close to Doncaster Market and the Frenchgate Shopping Centre is within easy walking distance.

#### Description

The property is arranged on basement, ground and two upper floors to provide a ground floor shop with storage and staff/ancillary accommodation on the two upper floors.

The property provides the following accommodation and dimensions:

Gross Frontage	9.35 m	(30' 8")
Net Frontage	6.4 m	(21' 0")
Shop Depth	8.10 m	(26' 7")
Built Depth	9.95 m	(32' 8")
Basement (Not inspected)		

First Floor	50.0 sq m	(537 sq ft)
Second Floor	44.5 sq m	(479 sq ft)

#### Tenancy

The entire property is at present let to ZEST RECRUITMENT STAFFING SOLUTIONS LTD, for a term of 10 years from 25th July 2016 at a current rent of £17,000 per annum, exclusive of rates rising as follows:

£18,000 per annum from 25.07.2018

£20,000 per annum from 25.07.2020

£22,000 per annum from 25.07.2021 to 24.07.2026

The lease contains full repairing and insuring covenants together with a tenant's break option at the end of the 5th year (1).

#### Tenant Information

Website Address: [www.zest-recruitment.com](http://www.zest-recruitment.com)

#### 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)

#### Energy Performance Certificate

For EPC Rating please see website.

## Doncaster

### 32/34 Scot Lane

### South Yorkshire

### DN1 1ES

- Town Centre Freehold Shop Investment
  - New 10 year lease to Zest Recruitment (1)
  - Fixed rental increases to £18,000 p.a. in 2018 rising to £22,000 p.a. in 2021
  - No VAT applicable
  - Current Rent Reserved
- £17,000 pa**  
**Rising to £18,000 pa in 2018**

