



11-19, Printing Office Street,  
Doncaster, DN1 1TJ

Retail Investment/Residential Conversion Opportunity  
For Sale – Rental Income £60,000 per annum





## Location

The property has a prominent frontage to Printing Office Street close to its junction with St Sepulchre Gate within the heart of Doncaster town centre. The Frenchgate Shopping Centre with its full complement of multiple retailers including Sainsburys, Boots and WH Smith is a short walk away.

Printing Office Street is part pedestrianized with a landscaped area including seating provision close to the premises. The town centre benefits from a number of easily accessible multi storey and ground level car parks.

Doncaster is a significant market town with an important and independent commercial centre in the South Yorkshire conurbation and a district population of 302,402 as at the 2011 Census. The town is well situated for access to the regions extensive motorway network and has a main line station on the East coast railway line with connections to York and Sheffield and stations further afield including London Kings Cross. Sheffield city centre lies approximately 22 miles to the South West and Leeds city centre approximately 32 miles to the North West. The Doncaster Sheffield Airport is located approximately 6 miles to the South East of the town centre.

## Description

The property comprises a substantial two storey building with basement accommodation attached to the Doncaster Masonic Hall and laid out as 3 self contained shop units. A centre staircase with direct access from the public highway leads to upper floor accommodation suitable for conversion to residential apartments/flats or other appropriate town centre uses (subject to planning).

The building is constructed of solid brick main facing walls with stone features to window edges under a roof which is formed into two sections, each being double pitched and slate clad.

No. 11 Printing Office Street is let to a nail bar tenant. Nos. 13-17 Printing Office Street are let to a school wear/menswear company and No. 19 Printing Office Street is let to a mobile phone repair shop.. All the units benefit from external roller shutter blind protection.

The building was constructed circa 1904 and has considerable status having previously been used as the towns picture house.

Immediately to the rear is a small enclosed yard with further area of land laid to tarmac and providing up to 4 private car parking spaces.

## Summary

- Part retail investment/part residential conversion opportunity
- Prominent town centre location close to the Frenchgate Shopping Centre and the towns mainline railway station
- Rental income of £60,000 per annum
- Total floor area of 486.98 sq m/5242 sq ft approx.
- Excellent footfall and on site car parking

## Accommodation

The property provides the following approximate accommodation which has been measured on a net internal floor area basis in accordance with the RICS Code of Measuring Practice.

	Sq m	Sq ft
<b>11 Printing Office Street</b>		
Ground Floor – Sales	34.37	370
Basement – Stores	21.64	233
	<b>56.01</b>	<b>603</b>
<b>13-17 Printing Office Street</b>		
Ground Floor – Sales	95.59	1,029
Kitchen	3.53	38
Basement – Sales	87.00	936
Stores	19.41	209
	<b>205.53</b>	<b>2,212</b>
<b>19 Printing Office Street</b>		
Ground Floor – Sales	33.07	356
Basement – Stores	30.28	326
	<b>63.35</b>	<b>682</b>
<b>First Floor</b>		
Floor area for residential Conversion purposes	<b>162.09</b>	<b>1,745</b>
<b>Total Useable floor area</b>	<b>486.98</b>	<b>5,242</b>

## Terms

The property is available to purchase as a part retail investment/part residential conversion opportunity at first floor level and will be subject to a new overriding lease of the ground and basement accommodation comprising the 3 shop units being No. 11, Nos. 13-17 and No. 19 Printing Office Street to Newplan Solutions Limited on full repairing and insuring terms over 10 years with mid point rent review and tenant break option at a commencing rent of £60,000 per annum exclusive.

## Price

The freehold interest subject to the overriding lease is available at offers around £750,000.

## Business Rates

The premises are included in the 2017 Valuation List with the following rateable values:

11 Printing Office Street - Shop and premises - £15,500  
13/17 Printing Office Street - Shop and premises - £44,500  
19 Printing Office Street - Shop and premises - £13,500

Please note, the above figures do not constitute the rates payable.

## Services

Mains water, drainage, gas and electricity supplies are connected to the premises.

*The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order*

## EPC

The property has the following EPC ratings:

11 Printing Office Street - D 96  
13-17 Printing Office Street - E 101  
19 Printing Office Street - C 59

A copy of the Energy Performance Certificates and Recommendation Reports are available on request.

## Contacts

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