

**Lot 35, 20 to 22 French Gate, Doncaster,**  
**South Yorkshire DN1 1QQ**

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



Freehold Retail Investment with Residential Planning Consent

[www.acuitus.co.uk](http://www.acuitus.co.uk)



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## Property Information

**Freehold Retail Investment with Residential Planning Consent**

- Retail Let to Everyday Lending Limited
- Comprises Retail Unit with Self Contained Offices
- Everyday Lending Limited in Occupation since at least 2017
- Planning Consent Granted for conversion of offices to 4 flats
- Pedestrianised Town Centre Location Opposite the Frenchgate Shopping Centre
- Neighbouring occupiers include Boots Pharmacy, HMV and Leeds Building Society

**Lot**  
35

**Auction**  
12th February 2026

**Rent**  
£33,000 per Annum Exclusive  
With Self Contained Vacant Upper Parts

**Sector**  
High Street Retail

**Status**  
Available

**Auction Venue**  
Live Streamed Auction

**Location**

**Miles**

21 miles north east of Sheffield, 33 miles south of Leeds, 40 miles east of Manchester

**Roads**

A1(M), M18

**Rail**

Doncaster Railway Station

**Air**

Leeds Bradford Airport, Humberside Airport

**Situation**

The City of Doncaster is a popular and busy South Yorkshire commercial centre and is well known for its horse racing course,. The city benefits from excellent communications via the A1(M) and M18 motorways.

The property is situated in the heart of the city centre on the north side of busy and pedestrianised Frenchgate close to its junction with St Sepulchre Gate, Baxtergate and High Street. The substantial Frenchgate Shopping Centre with over 120 retail units with occupiers such as TK Maxx, Costa, H&M, Next, Boots, Pandora and Vision Express and 1700 space car park is opposite the property.

**Tenure**

Freehold.

**EPC**

Retail unit = Band C. Offices = Band C

**Description**

The property is an attractive mixed use building with Retail accommodation on the ground floor and ancillary accommodation in the basement. The upper two floors are self contained offices with a seperate access at the front of the property and benefit from being suitable for residential conversion, with planning consent granted.

**VAT**

VAT is not applicable to this lot.

**Note**

Planning consent for the conversion of the self contained offices to 2 x 2 bedroom flats has been granted on 21st July 2025 by The City of Doncaster Council under planning reference 24/0255/FUL. A further planning application has been made under planning reference 24/02502/FUL for a reconfiguration of the consented layout with a additional flat, bringing the total to 5 flats ( 2 x 2 bedroom and 3 x 1 bedroom).

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Reversion
Basement Ground	Ancillary Retail	34.70 148.61	(374) (1,600)	Everyday Lending Limited (CRN: 5850869)	10 years from 22nd December 2017	£33,000	21/12/2027
First Second	Office Office	157.41 135.55	(1,694) (1,459)	Vacant Possession - Planning Consent granted for 4 flats			
Total Approximate Floor Area		476.27 (1)	(5,127)			£33,000	

(1) The floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

(2) Everyday Lending Limited (CRN: 5850869) were incorporated in June 2006 and currently operate from 59 unit nationwide. See <https://www.evlo.co.uk/find-your-local-branch/> . For the year ending 31st December 2024 Everyday Lending Limited (CRN: 5850869) reported a Net Income of £84,701,000, a Pre Tax Loss of £3,966,000. and Total Equity and Liabilities of £244,363,000. (Source: Annual Report and Financial Statements as published at Companies House 22/01/26).

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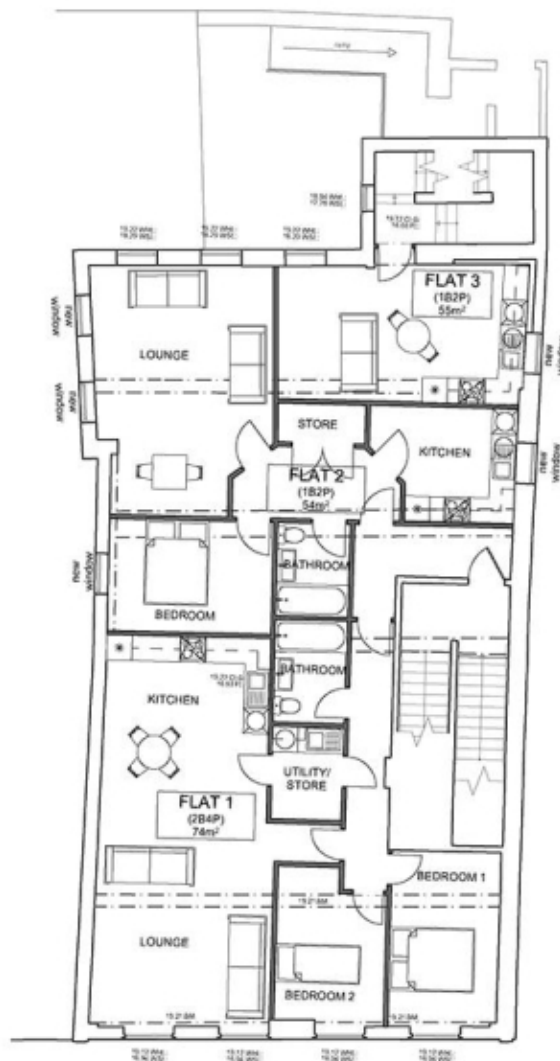
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**Proposed First Floor Plan**  
Scale 1:100



**Proposed Second Floor Plan**  
Scale 1:100

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No.	Description	Date



**PROJECT**  
25.077  
20-22 FRENCHGATE,  
DONCASTER  
**PREPARED BY**  
KSV

**CLIENT**  
Gerson Securities Limited  
20-22 Frenchgate/Doncaster DN1 1QQ

**DOCUMENT DATE**  
December 2025  
**DOCUMENT PHASE**  
PLANNING

**SCALE**  
1:100 **A3**

**Proposed Floor Plans**  
25.077 03.02



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## Contacts

### Acuitus

**John Mehtab**  
+44 (0)20 7034 4855  
+44 (0)7899 060 519  
[john.mehtab@acuitus.co.uk](mailto:john.mehtab@acuitus.co.uk)

**Gway Kanokwuttipong**  
+44 (0)20 7034 4864  
+44 (0)7456 888 750  
[gway.kanokwuttipong@acuitus.co.uk](mailto:gway.kanokwuttipong@acuitus.co.uk)

### Seller's Solicitors

**Howes Percival Solicitors**  
One Forbury Square  
Reading  
Berks  
RG1 3EB

**Robert Lynch**  
01865 536990  
[rob.lynch@howespercival.com](mailto:rob.lynch@howespercival.com)

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2024