

# TO LET



**UNITS 1 TO 3, TADCASTER COURT, DONCASTER  
ROAD, ARMTHORPE, DONCASTER, DN3 2FA**

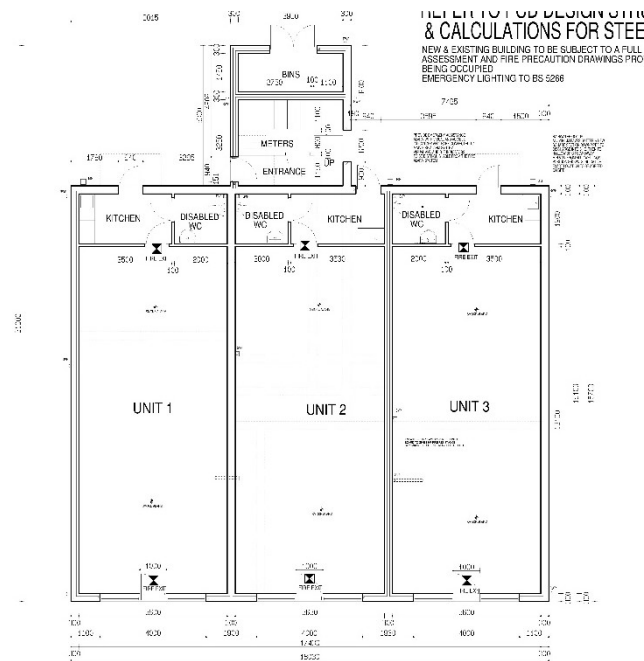
- New retail development
- 3 x retail / business units
- Suit various uses STP
- Available from Q1 2024
- From 910 to 2,730 sq ft

# TO LET – NEW BUILD RETAIL / E CLASS UNITS IN POPULAR LOCATION

## Property Summary

Brand new business units suitable for a range of retail uses STP

- From 910 to 2,723 Sq Ft
- Prominent roadside location with high volumes of passing traffic
- Sitting within an existing retail development comprising a Costcutter convenience store
- Suit a range of uses such as general retail, food retail, medical, veterinary, beauty
- Densely populated residential area
- Parking to the front & rear
- Ready Q1 2024
- Potential for 100% Small Business Rates Relief
- Ability to influence final shop design
- Pre lets available immediately
- Incentives available for fit out
- Available to let from £16,000 PAX



## Contact

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## Location

The development fronts onto the busy Doncaster Road, Armthorpe. Doncaster Road is the main arterial route from Armthorpe into Doncaster city centre and is becoming increasingly popular residential location with new build housing in the vicinity with further developments planned. Armthorpe provides easy access to J4 of the M18, only a few minutes drive from the properties.

Armthorpe is home to a number of national retailers with Aldi, Morrisons, Halifax Bank, Card Factory, B&M, Tesco Express, Weldricks Pharmacy within the vicinity. As such, there are high volumes of traffic passing the site, with over 15,000 vehicles per day.

Doncaster is a city with a population of over 300,000 people and offers a strategic location at the heart of the UK. Doncaster is situated on the east coast mainline with more than 60 trains running through every day and benefits from excellent road links via the M1, A1 and M18.

## Description

Brand new industrial units that will benefit from modern, "white box" standard of specification, with tenants able to influence the final design via tenant fit out.

The landlords fit out will include:

- Concrete floor ready for floor coverings
- New electrics and services (sockets can be positioned upon request)
- DDA compliant W/C
- Modern kitchenette
- Rear exit
- Attractive aluminium framed and double glazed shop frontage

Incentives are available (subject to status).

## Accommodation (GIA)

Unit 1	84.54 sq m	(910 sq ft)
Unit 2	84.54 sq m	(910 sq ft)
Unit 3	84.54 sq m	(910 sq ft)
Total:	253.62 sq m	(2,723 sq ft)

There will be customer and staff parking spaces available.

The units are available as a whole, two units (1,820 sq ft) or split individually.

## Terms

The property is available to lease on terms to be agreed.

A minimum term of 5 years is envisaged.

## Rent

The asking rent from £16,000 PAX per unit.

Incentives may be available.

## EPC

Not yet assessed.

## Business Rates

Not yet assessed. Please contact the VOA.

## Services

Mains water, drainage electricity will be connected to the property.





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## Anti Money Laundering

Tenants are required to comply with Anti Money Laundering Regulations.

## VAT

Prices are quoted exclusive but may be subject to VAT.

## Viewings

By appointment with the Sole Agent.

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