

TO LET



**14 MARKET PLACE, THORNE, DONCASTER,
SOUTH YORKSHIRE, DN8 5DP**

- Prominent retail warehouse premises
- 736 Sq M (7,921 Sq Ft)
- Suit various uses STP including trade counter
- Rear car park & service areas

Location

The market town of Thorne is located ten miles north-east of Doncaster, adjacent to both the M18 and M180 motorways. The M18 Motorway provides direct access to the M62 Motorway to the north and the A1(M) to the south.

The property is situated in the heart of the popular town centre, at the junction of Market Place and Silver Street. Occupiers close by include Boots, Cooplands, Ladbroke's, Wilsons Carpets. There is off street and public car parking to the rear.

Description

Three storey town centre retail warehouse premises providing open plan, flexible accommodation suitable for a range of uses.

The main trading/retail space on the ground floor has a large glazed shop return frontage with open plan retailing area. The first floor provides further useful retailing space.

The property benefits from staff, storage, service areas (with roller door access) and w/c facilities

We consider the premises suitable for a range of E class, trade counter, and retail uses.

Accommodation

Ground Floor Sales:	367.50 Sq M	(3,995 Sq Ft)
First Floor Sales:	241.50 Sq M	(2,599 Sq Ft)
First Floor Ancillary:	127.00 Sq M	(1,367 Sq Ft)
Total:	736.00 Sq M	(7,921 Sq Ft)

There is a large car park to the rear.

Terms

The property is available to let on terms to be agreed however a minimum term of 5 years is envisaged.

Rent

The quoting rent is available upon application. Please contact the agents.

Business Rates

The rateable value is £66,000 (please note this is not the rates payable)

EPC

Rating: C 61

Services

Mains services are connected.

Anti Money Laundering

Tenants will have to supply information to comply with Anti Money Laundering regulations.

VAT

Rent is subject to VAT.

Viewings

By appointment – please get in touch.

Contact

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