

# TO LET



**ROADSIDE PLOT OFF WHEATLEY HALL ROAD,  
DONCASTER, DN1 2TE**

- Prime Roadside Opportunity
- Leasehold
- Circa 0.45 Acres
- Over 25,000 Daily Vehicle Movements
- Suit Drive Thru & EV



## Location

The site is situated on Wheatley Hall Road (A630), one of the main arterial routes to Doncaster town centre.

The Wheatley Hall Road area of Doncaster is the foremost commercial area with a mix of prime warehousing, retail parks, car dealerships, trade parks and industrial estates. The proper is close to Arnold Clarke, Tesco Express, Rexell, AST, National Tyres, Audi, Brewers, YESS, Dulux, Screwfix, M&S, Toyota.

Doncaster City is situated at the heart of the motorway network, allowing for easy access to and from the M18, M1, A1(M), M62 and the M180

## Description

This is a prime roadside development opportunity in a popular location, including alternative roadside and drive-through options. The site also benefits from the below:

- Approximately 25,000 vehicles passing by daily
- Exceptional visibility and accessibility
- Suitable for retail, food retail, drive thru/drive to
- Consistent traffic flow and prominence of the location
- 0.45 acres

## Accommodation

The site sits on 0.45 Acres.

## The Opportunity

The landlord will redevelop and build out the site in exchange for a lease from a drive thru / roadside occupier.

## Rent & Terms

Price on application.

The site is offered by way of new leasehold terms which are to be agreed. The landlord proposes to build out a drive thru / roadside development.

*Please get in touch with the agents.*

## Business Rates

Further information available upon request.

## EPC

TBC

## Services

Mains services and a 3-phase power supply are connected.

## Anti Money Laundering

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

## VAT

Quoted prices are exclusive but may be subject to VAT.

## Viewings

By appointment with the agents below:

Ben Flint

E: [ben@flintrealestate.co.uk](mailto:ben@flintrealestate.co.uk)

T: 01302 639838 / 07494735001

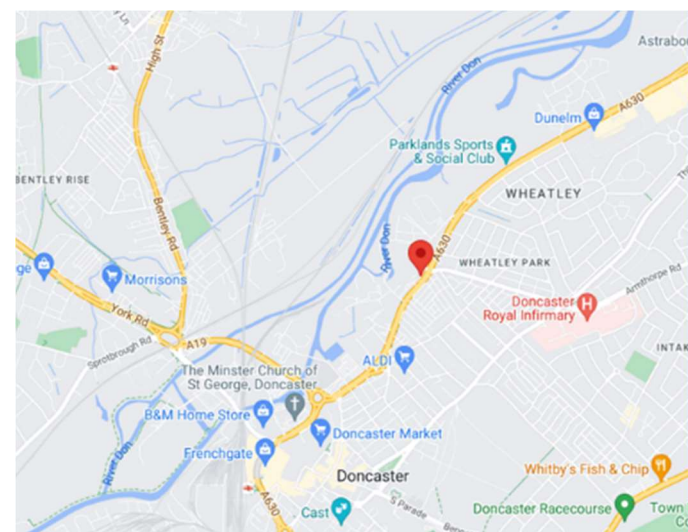
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# TO LET – PRIME ROADSIDE LEASEHOLD OPPORTUNITY

