

TO LET



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

- Prominent Retail Premises
- From 3,995 Sq Ft to 7,921 Sq Ft
- As a Whole or Split (GF & FF)
- Suit Various Retail & E Uses
- Large Rear Customer Car Park

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, Ladbrokes, Wilsons Carpets. There is off street and public car parking to the rear.

Description

Two 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 STPP.

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. Available as a whole or split on a floor-by-floor basis.

Rent

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

Business Rates

Please contact the agent.

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 with the agents below:

Ben Flint

E: ben@flintrealestate.co.uk

T: 01302 639838 / 07494735001

Alexandra De Freitas

E: alexandra@flintrealestate.co.uk

T: 01302 639838 / 07538 844869



Important notice: All statements contained within this brochure have been provided in good faith and are understood to be correct. Anything contained within this brochure is not an offer of contract nor part of one. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers or tenants should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Flint Real Estate do not warrant that there are no connection charges inherent in the availability of services to the property. Prospective purchasers or tenants should obtain written confirmation prior to entering into any contract for purchase or lease. Prospective tenants or purchasers must comply with Anti Money Laundering Regulations. Photos taken in Sep 2024.

