

RETAIL UNIT IN BUSY LOCATION

TO LET.

UNIT 8 CROFT COURT • CHURCH STREET •
ARMTHORPE • DONCASTER •
DN3 3FL



- Retail Unit Within A Busy Retail Parade
- 169 Sq M (1,820 Sq Ft)
- Lots of Parking on Site
- Next to Greggs, Card Factory, Halifax Bank & Barnardos
- Lots of Passing Trade & Roadside Visibility



FLINT
REAL ESTATE



DESCRIPTION

End terrace, double fronted retail unit in the heart of Armthorpe, Doncaster. As a very popular and busy retail parade this space will easily accommodate various retail and food retail uses.

- Most recently used as a high end bathroom & kitchen showroom, and prior to that a convenience store
- Excellent location providing high footfall
- Good parking
- W/C & kitchenette
- Suit various retail uses STPP
- 24-hour access
- Close to J4 of the M18
- The unit is available as a whole or split
- The landlord is prepared to take the premises back to shell for an incoming tenant – please contact the agents for more information.

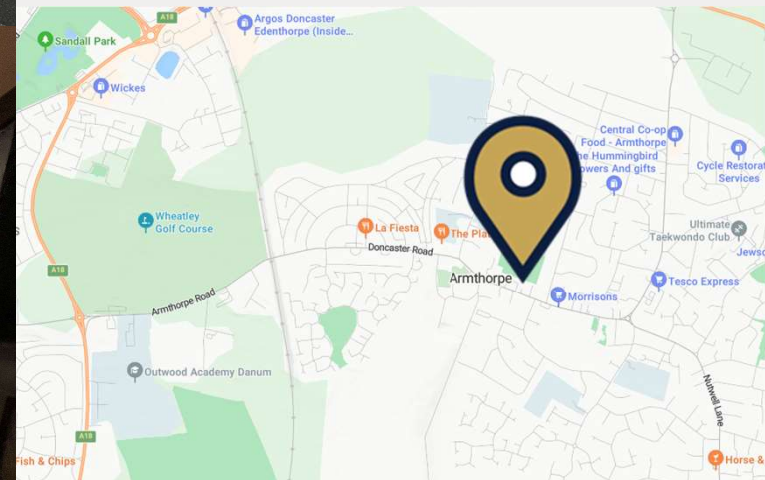


LOCATION

The retail unit is situated within a onto the busy Doncaster Road, Armthorpe. Doncaster Road is the main arterial route from Armthorpe into Doncaster city centre and is a popular residential location with new build housing in the vicinity, it's a high density residential area.

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

Armthorpe provides easy access to J4 of the M18, only a few minutes drive from the properties.



SAT NAV: DN3 3FL



BATH.MAPLE.CARDS

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ACCOMMODATION

	Sq M	Sq Ft
Unit 8	169	1,820

Gross internal area

ASKING RENT

Quoting rent: £32,000 per annum exclusive for the whole.

LEASE TERMS

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

The landlord is prepared to take the premises back to shell for an ingoing tenant – please contact the agents for more information.

BUSINESS RATES

Ratable Value: £24,000

Please note this is not the rates payable.



VIEWINGS

By appointment with the Sole Agents below:

Ben Flint

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Or via the joint agents Barnsdales



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SERVICES

Mains services supply are connected, including 3 phase power.

VAT

Rent quoted is exclusive but may be subject to VAT.

EPC

Rating: C (57)

AML

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