

RETAIL UNIT IN BUSY LOCATION

TO LET.

UNIT 1 CROFT COURT • CHURCH STREET •
ARMTHORPE • DONCASTER •
DN3 3FL



- Retail Unit Within A Busy Retail Parade
- 1,000 Sq Ft GIA
- Parking on Site
- Next to Greggs, Card Factory & Halifax Bank
- Suit Various Uses Including Retail / Food Retail
- 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.

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

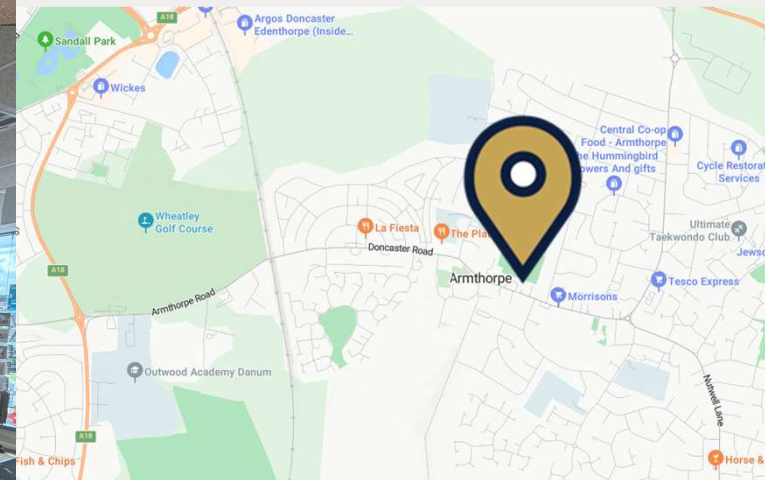


LOCATION

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



ACCOMMODATION

	Sq M	Sq Ft
Unit 1	92.9	1,000

Gross internal area

ASKING RENT

Quoting rent: £18,000 per annum exclusive

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: £15,750

Please note this is not the rates payable.



VIEWINGS

By appointment with the Sole Agents below:

Ben Flint

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Alexandra De Freitas

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Or via the joint agents Barnsdales



SERVICES

Mains services supply are connected, including 3 phase power.

VAT

VAT is payable.

EPC

Rating: C (57)

AML

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

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. Brochure and photos prepared June 2026.