

TWO PROMINENT RETAIL UNITS

FOR SALE .

UNITS 1 & 2 • 248 BALBY ROAD •
DONCASTER • DN4 0QH



- Two Retail (E Class) Units
- Suit Various Uses STPP
- Available as a Whole or Individually

- Prominent Busy Roadside Position
- Large Rear Car Park
- 1,459 to 2,919 Sq Ft



FLINT
REAL ESTATE



DESCRIPTION

Two prominent retail units available adjacent to the busy A630 Balby Road with a large car park to the rear

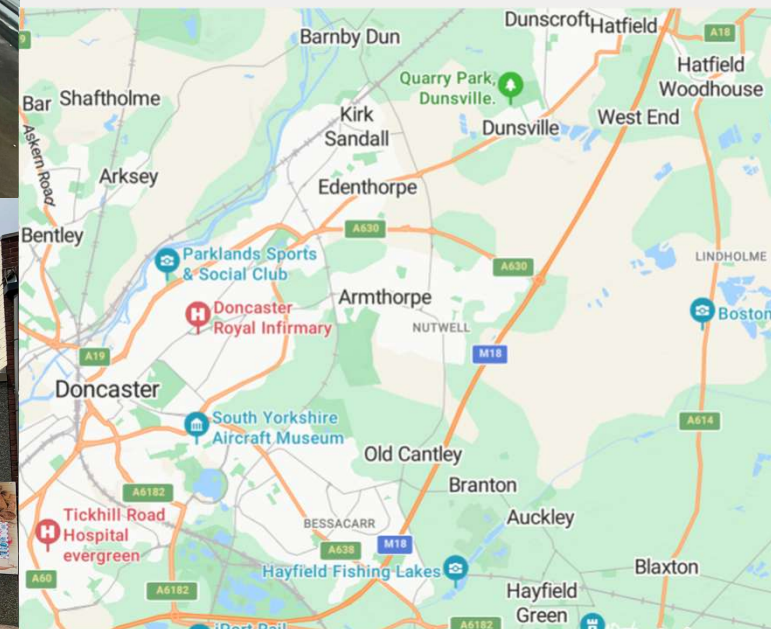
- Available as a whole or split
- Large car park to the rear
- 35,000 passing vehicles on a daily basis
- Open plan flexible retail accommodation
- Suit various E Class uses STP
- Main road frontage
- Freehold
- The two units are not interlinked and are separate albeit they share parking to the rear
- 1,459 to 2,919 Sq Ft



LOCATION

The property is prominently situated fronting the busy A630 dual carriageway, linking Doncaster town centre (approximately 1.4 miles to the east) with the A1 (M) to the south-west.

There are approximately 35,000 vehicles passing this site on a daily basis.



SAT NAV: DN4 0QH



GOATS.RISE.GALAXY



ACCOMODATION (GIA)

Unit	Sq M	Sq Ft
Unit 1	135.58	1,192
Unit 2	135.58	1190
Total	271.16	2,919

PRICING

The freeholds for the units are available as a whole from £300,000 or split from £160,000 per shop.

BUSINESS RATES

Unit 1: £15,250

Unit 2: £14,500

Please note this is not the rates payable



VIEWINGS

By appointment with the Sole Agents below:

Ben Flint

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SERVICES

Mains electricity supply is connected.

EPC

N/A

AML

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

VAT

Prices quoted is exclusive but may be subject to VAT.

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