

126 SANDFORD ROAD
BALBY
DONCASTER
DN4 8EU

FISH AND CHIP SHOP PREMISES TO LET.

- Ground Floor Premises
- Former Fish And Chip Shop
- 84 Sq M (904.16 Sq Ft)
- Over 24,000 Vehicle Movements Daily



LOCATION

Located in a prominent position fronting the busy Sandford Road, the premises benefits from excellent visibility to passing traffic.

Balby Road is a mixed residential and commercial area, with densely populated neighbourhoods either side of the A630, with commercial uses along the road frontage.

The town centre is just 2 miles away with J36 roundabout of the 1 miles away via A630 Balby Road, providing north and south bound access. The property can be accessed from Burton Avenue, directly from the A630.

DESCRIPTION

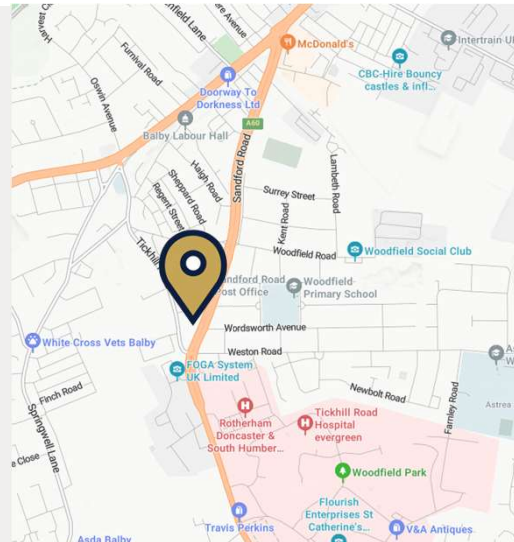
Ground floor retail premises, formally used as a fish and chip shop fronting the busy Sandford Rd whilst also benefit from the below specification:

- Fully fitted kitchen with working equipment
- Frying stations and prepping stations
- W/C
- Rear access for deliveries
- Roller shutter door

ACCOMMODATION

44 Sq M (473.61 Sq Ft)

Floor plan can be provided upon request.



SAT NAV: DN4 8EU



POPS.SLOPE.ASSIST

RENT / TERMS

Asking rent: £15,000 per annum exclusive on terms to be agreed.

BUSINESS RATES

Rateable Value: £3,700

Qualifying tenants may benefit from Business Rates relief.

VAT

Rent is quoted exclusive but may be subject to VAT.



SERVICES

Mains water and electricity, gas and 3 phase power are connected to the property.

EPC

Rating: B (41)

AML

Tenants will have to supply information to comply with AML Regulations.



VIEWINGS

By appointment with the Sole Agents below:

Ben Flint

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