

PRIME RESTAURANT / FOOD RETAIL
PREMISES IN BUSY LOCATION

205 BALBY ROAD •
DONCASTER • DN4 0RG • 

TO LET / MAY SELL.



- Prime Roadside Position
- 255.94 Sq M (2,755 Sq Ft)
- Fully Fitted Kitchen & Equipment Available

- Suit Various Uses STPP
- 35,000+ Passing Vehicles Daily
- Secure Car Park for 11 Vehicles





DESCRIPTION

Prominent roadside retail / food retail unit fronting the busy A630 Balby Road

- Attractive glass frontage
- Open-plan ground floor accommodation
- Lower ground floor storage with fitted refrigeration units
- Additional lower ground floor office accommodation
- Fully fitted, operational kitchen available to buy or lease by separate negotiation
- Staff & customer W/Cs
- CCTV & alarm system in situ
- Rear access for deliveries
- Three-phase electricity supply
- Designated customer parking area
- Prominent roadside location with over 35,000 vehicles passing daily
- Suitable for a variety of retail and food retail uses



LOCATION

The property is prominently situated fronting the busy A630 dual carriageway, linking Doncaster town centre (approximately 1.4 miles to the east) with J36 of the A1 (M) to the south-west.

The location benefits from access to a range of local amenities and services, with Doncaster town centre providing a wider selection of shops, restaurants and commercial facilities.

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



SAT NAV: DN4 0RG



PENNY.IMPOSE.AREAS



ACCOMMODATION

	Sq M	GIA Sq Ft
Ground Floor	153	1,646
Lower Level	103	1,108
TOTAL	256	2,754

PRICING

Asking Rent: £42,500 per annum exclusive.

Sale Price: On Application.

Please contact the agents for more details.

Kitchen equipment is available by separate negotiation to buy or lease.

TERMS / TENURE

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

Freehold.

BUSINESS RATES

Ratable Value: £27,000

This is the rateable value for the property. It is not what its payable in business rates or rent.



VIEWINGS

By appointment with the Sole Agents below:

Ben Flint

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Alexandra De Freitas

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SERVICES

Mains services including 3-phase power supply and gas are connected.

EPC

Rating: A (23)

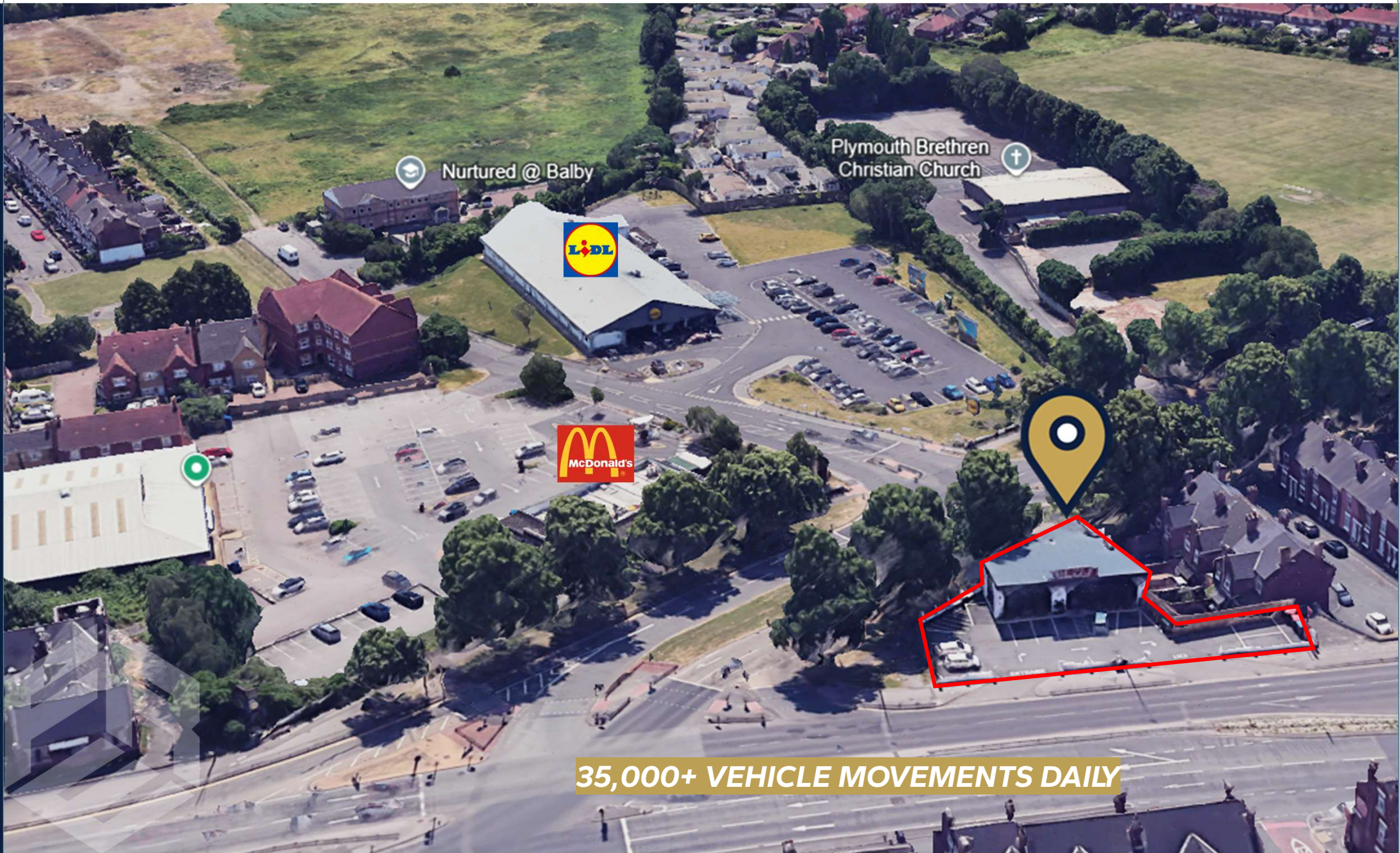
VAT

Prices are quoted exclusive but may be subject to VAT.

AML

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

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Nurtured @ Balby



Plymouth Brethren
Christian Church



35,000+ VEHICLE MOVEMENTS DAILY