

BUSY ROADSIDE RETAIL
PREMISES

TO LET.

308 BALBY ROAD •
DONCASTER •
DN4 0QF •



- Ground Floor Retail Unit
- 58.2 Sq M (626 Sq Ft)
- Glazed Frontage

- Suit A Range Of Retail And Professional Uses
- Lots Of Passing Trade & Roadside Visibility
- Good Road Links





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.

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.

DESCRIPTION

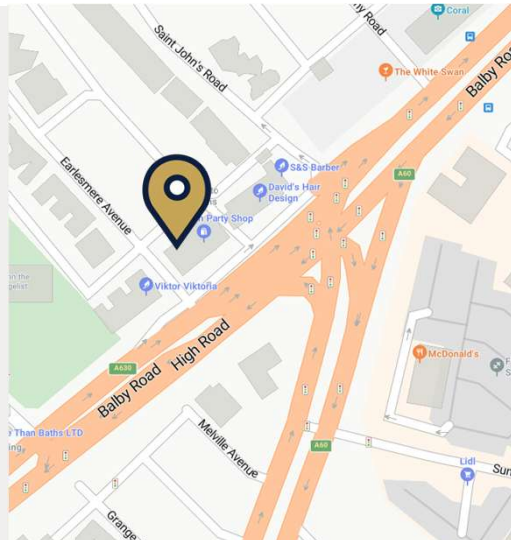
A commercial unit within a parade of shops situated on a main road location in the heart of a trading area. The shop benefits from the below specification:

Open plan warehouse space

- W/C & Kitchenette
- Glazed frontage
- High levels of footfall & roadside visibility
- Suit a range of retail and professional uses
- Basement storage

ACCOMMODATION

58.2 Sq M (626 Sq Ft)



SAT NAV: DN4 0QF



SHUTS.KEEN.SNAKE

RENT / TERMS

Asking rent: £12,000 per annum exclusive on terms to be agreed.

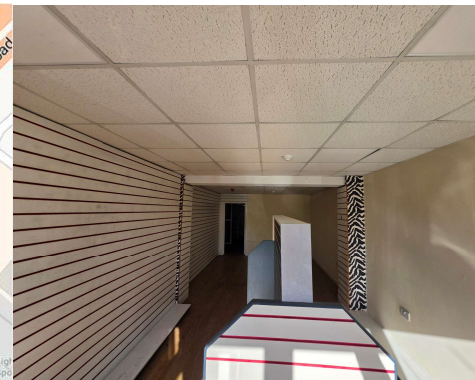
BUSINESS RATES

Rateable Value: £5,400

This is the rateable value for the property. Qualifying tenants may benefit from 100% rates relief.

VAT

Rent is quoted exclusive but may be subject to VAT.



SERVICES

Mains water and electricity are connected to the property.

EPC

Rating: TBC

AML

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



VIEWINGS

By appointment with the Sole Agents below:

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