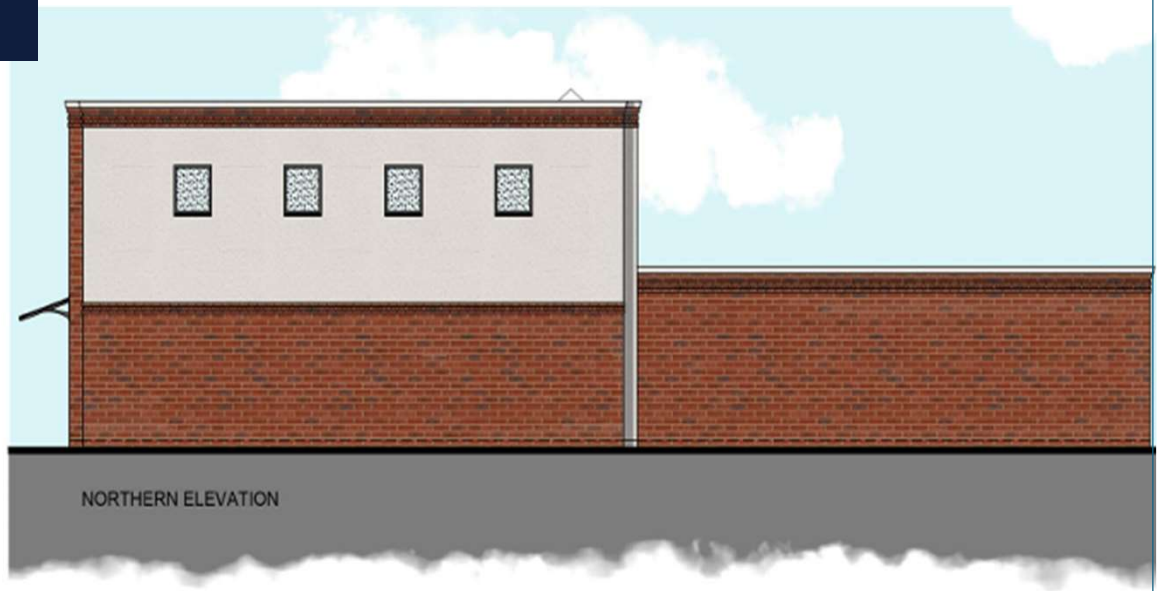
NEW BUILD RETAIL PREMISES

TO LET.

UNIT 2 • BESSACARR •
DONCASTER •
DN2 7BX •



EASTERN ELEVATION


NORTHERN ELEVATION


WESTERN ELEVATION



SOUTHERN ELEVATION

- Ground Floor Retail Unit
- 111.88 Sq M (1,204 Sq Ft)
- Available April 2027

- Suit A Range Of Retail / Food / Beauty etc
- Located Within Warren Park Housing Development
- Next to a new Convenience Store

FLINT
REAL ESTATE

LOCATION

Situated within the popular residential suburb of Bessacarr, to the south-east of Doncaster. The property benefits from a well-established local catchment, with nearby shops, cafés and leisure facilities at Lakeside. Excellent transport links are available via the M18, A1(M) and Doncaster town centre.

Doncaster is in South Yorkshire approximately 30 miles southeast of Leeds and 25 miles northeast of Sheffield.

DESCRIPTION

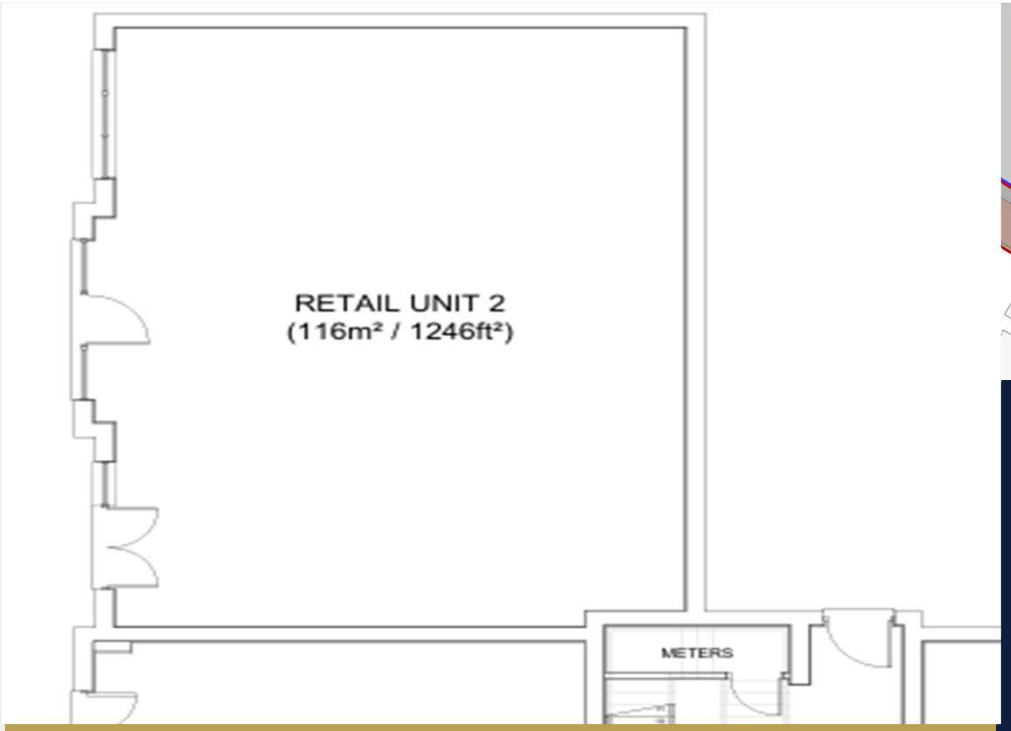
Ground floor retail premises providing attractive glass frontage benefitting from the below specification:

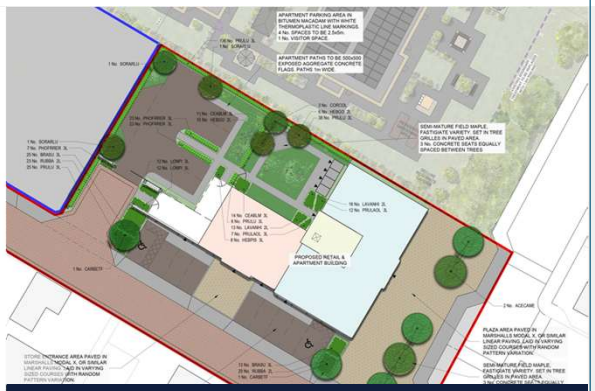
- Brand new retail space
- Open plan space
- Flexible accommodation
- Customer parking
- Suit a range of retail / beauty & office uses

ACCOMMODATION

GIA: 111.88 Sq M (1,204 Sq Ft)

Plans available upon request.





RENT / TERMS

Asking rent on application

Terms to be agreed.

BUSINESS RATES

Rateable Value: TBC

Qualifying tenants will benefit from 100% rates relief.

VAT

VAT is payable.

SERVICES

Mains water and electricity will be 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:

Ben Flint

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FLINT REAL ESTATE

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