

BUSY ROADSIDE RETAIL PREMISES

TO LET.

114 HIGH STREET •
BENTLEY • DONCASTER •
DN5 0AT •



- Ground Floor Retail Unit
- 35 Sq M (376.74 Sq Ft)
- Open Plan Space
- Glazed Frontage
- Suit a range of retail and professional uses
- Lots of Passing Trade & Roadside Visibility



LOCATION

The property is prominently located on the busy Bentley Road (A19). The A19 leads out of Doncaster to the north linking with the M62 motorway approximately 10 miles to the north while the A1(M), M18 and M1 motorways are all within easy reach of Doncaster town centre.

Bentley is a suburb approximately 2 miles to the north of Doncaster.

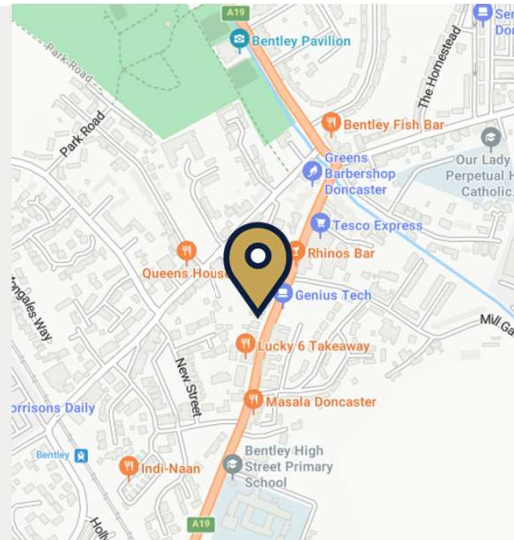
DESCRIPTION

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

ACCOMMODATION

35 Sq M (376.74 Sq Ft)



SAT NAV: DN5 0AT



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RENT / TERMS

Asking rent: £9,000 per annum exclusive on terms to be agreed.

BUSINESS RATES

Rateable Value: £5,100

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

VAT

Rent is quoted exclusive but may be subject to VAT.



SERVICES

Mains water and electricity and are connected to the property.

EPC

Rating: C (73)

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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