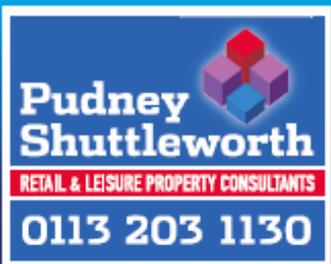


# TO LET – 6,050 sq ft (562 sq m)

Unit 1A, Sprotborough Road Retail Park  
York Road  
DONCASTER DN5 8BN



## LOCATION

The premises occupy a very visible and accessible location, being positioned about 1 mile north of Doncaster town centre, in a corner position on the St Mary's Roundabout, linking York Road – A638 (one of Doncaster's main arterial roads) with the town centre.

Occupiers on the retail park include **Screwfix**, **JCT Interiors** and **KFC**. It is also close to **Centurion Retail Park**, **Danum Retail Park** and a **Morrisons food store**.

Nearby retailers include amongst others, **Home Bargains**, **Pets at Home**, **Iceland Food Warehouse**, **B & M**, **Currys/PC World**, **Smyths Toys**, **Sofology**, **Harveys**, **Wren Kitchens** and **The Range**.

## DESCRIPTION

The premises occupy a prominent corner position fronting onto a major roundabout junction. It has a double height glazed shop front and shared on-site car parking for around 80 cars. It also has separate side servicing.

The unit is open plan, with a side service door and service corridor, storage area and amenity block.

The premises benefit from lighting and heating.

## ACCOMMODATION

Arranged on ground floor, the unit extends to:

Ground floor retail 6,050 sq ft (562 sq m)

## PLANNING/PERMITTED USES

A1 non-food retail (excluding the sale of electrical goods, toys, clothing and footwear).

## DISPOSAL

Our client is seeking to dispose of their leasehold interest by way of an assignment or sublease.

## LEASE TERMS

The premises are currently held by way of a lease from 24<sup>th</sup> April 2013, expiring 28<sup>th</sup> March 2022 at a passing rental of £63,734 pax.

## RATING ASSESSMENT

We are advised that the Rateable Value in the 2017 Rating List is £48,500.

We recommend that interested parties make their own enquiries to the Local Rating Authority to verify the current rating liability;

## VAT

All figures are quoted exclusive of VAT, if applicable.

## EPC

The premises have an EPC Rating of B (42). A copy of the EPC can be made available upon request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction

## VIEWING/FURTHER INFORMATION

For further information or arrangements to view, please contact:

### Pudney Shuttleworth

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05.03.2019



