



29 Nostell Place

Doncaster, DN4 7JA

SUBURBAN RETAIL PARADE

814 sq ft
(75.62 sq m)

- Suitable for various uses (STP)
- Busy parade of shops



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Summary

| | |
|-----------------------|--|
| Available Size | 814 sq ft |
| Rent | £12,000 per annum |
| Rateable Value | £11,000 The unit will benefit from full rate relief |
| VAT | Not applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | C (70) |

Description

Forming part of a small parade of shops the unit comprises a ground floor retail unit with staff, storage accommodation to the rear. The property fronts on to the pedestrian precinct. A small public car park is located nearby and to the rear of the unit is a private yard with one car space for staff use.

Location

The property is located in one of the main suburban retail parades in Bessacarr. Doncaster centre is located 3 miles to the north-west. The parade of shops is anchored by The Co-op along with a good mix of independent retailers.

Terms

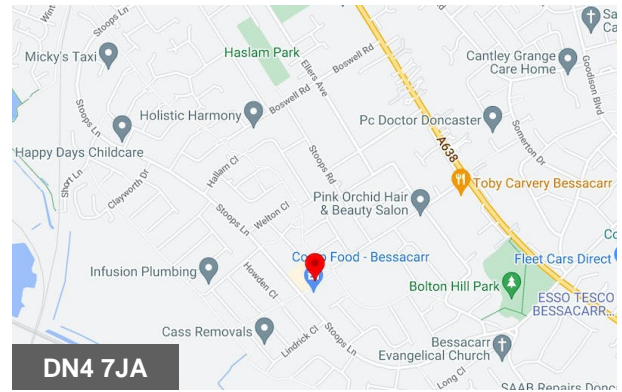
The property is available by way of an assignment or sub lease or alternatively a new lease direct with the landlord may be available. The current lease is held on a new effectively full repairing and insuring lease for a 5 year term expiring on 26.11.2025. The passing rent is £12,000 per annum.

Planning

We understand the property currently benefits from Use Class E. Interested parties are advised to check with the local authority.

EPC

The property has an Energy Performance Asset rating of C70. Further information is available.



Viewing & Further Information



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