

To Let



29 Nostell Place Doncaster, DN4 7JA

SUBURBAN RETAIL PARADE

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

814 sq ft (75.62 sq m)



0113 245 1447

www.cartertowler.co.uk

29 Nostell Place, Doncaster, DN4 7JA

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

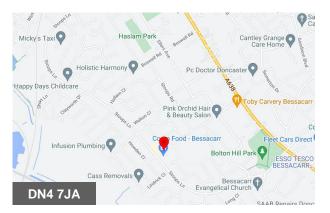
The property is available by way of an assignment or sub lease or alternatively a new lease direct with the landlord may be available. The current lease is held on an new effectively full repairing and insuring lease for a 5 year term expiring on 26.11.2025. The passing rent is $\pounds12,000$ per annum.

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



Pete Bradbury 0113 245 1447 petebradbury@cartertowler.co.uk



Tom Fuller 0113 245 1447 tomfuller@cartertowler.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 17/07/2023