



# TO LET

## Retail Unit

248 Balby Road, Doncaster, DN4 0QH



- ◆ IMMEDIATE AVAILABILITY
- ◆ 1,400 SQFT RETAIL SHOWROOM AREA
- ◆ PROMINENT ROADSIDE LOCATION
- ◆ ONSITE CAR PARKING



## **Location**

The property is located in a highly prominent position fronting the A630 Balby Road, one of Doncaster's main arterial roads approximately 1 mile from Doncaster town centre. The adjacent occupiers include Hein Greicke, The Roman Fireworks Company and the property is in close proximity to a trade park which includes McDonalds, Lidl and Fitness First.

## **Description**

The subject property is a single storey self-contained building of red brick construction under a flat roof. The property has an excellent glazed frontage with security shutters and to the rear is a full height steel roller shutter door providing access to the workshop area.

The gas fired central heating boiler is located in the rear WC and modern perimeter mounted radiators are evident.

A car park for up to 10 cars is accessed from the rear.

## **Accommodation**

The unit is about to undergo works to split the original unit into two smaller units, one of which to be occupied by reputable national operator.

Following the split the unit will provide circa 1,400 sqft of ground floor retail space.

## **Services**

We understand all mains services are connected to the site.

## **Terms**

The property is available on a new lease for a multiple of five years leases on full repairing and insuring terms.

## **Costs**

Both parties are to be responsible for their own legal and professional costs incurred in this transaction.

## **Planning**

We believe that the property currently has planning for A1 use under the Town and Country Planning (Use Classes) Order 1987. Further enquiries for change of use should be made to the letting agent.

## **Rates**

The unit will require reassessment following the works, to provide a new rateable value for the property. Further information can be obtained by contacting the letting agents, LWE Commercial.

## **VAT**

VAT is payable on the rental and other related transactions.

### **All Enquiries to Sole Agents**

**Jamie Smyth - 07725799437 or Jack Smith - 07515198715**

**LWE Commercial Property Advisers | 46 Netherhall Road | Doncaster | DN1 2PZ**

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