



LWE

Commercial Property Advisers

TO LET

By Way of Assignment

RETAIL UNIT

4 St Marys Court, Tickhill, Doncaster DN11 9LY

Awaiting Image



**LOCATED WITHIN
RETAIL COURTYARD**



**IMMEDIATELY
AVAILABLE**



**490 SQFT ARRANGED ON
GROUND FLOOR**



CAR PARK TO REAR



Location

The property is situated on St Marys Court, located off Castlegate near the junction with Sunderland Street in the centre of Tickhill. The town centre car park is directly adjacent the property. The unit is adjacent Nordest Restaurant.

Castlegate forms part of the A60, running parallel to the A1(M) leading to Doncaster in the north (5 miles), and Worksop in the south (8 miles). Access to the A1 is via Blyth and the A634 (7miles).

Description

The property is of two storey brick construction and forms part of a courtyard surrounded by a variety of other retail units. A forty space car park is located to the rear of the St Mary's Court Scheme.

Accommodation

The property extends to 490sqft with W/C facilities on ground floor. The accommodation is divided into two partitioned offices and a kitchen. Additional space can be acquired on first floor if required as this is currently vacant but is not held under this lease. It can be easily internally connected and can provide staff or stock areas.

Terms

The property is available by way of assignment of a 6 year lease commencing 30th August 2007. The passing rent is £9,000 per annum payable quarterly in advance. There will be a rent review in August 2010 along with a tenant break clause.

Costs

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

Planning

The units are available for B1 Business use under use classes order 1987, however it is anticipated that A1 retail consent will be regranted following a change of use planning application.

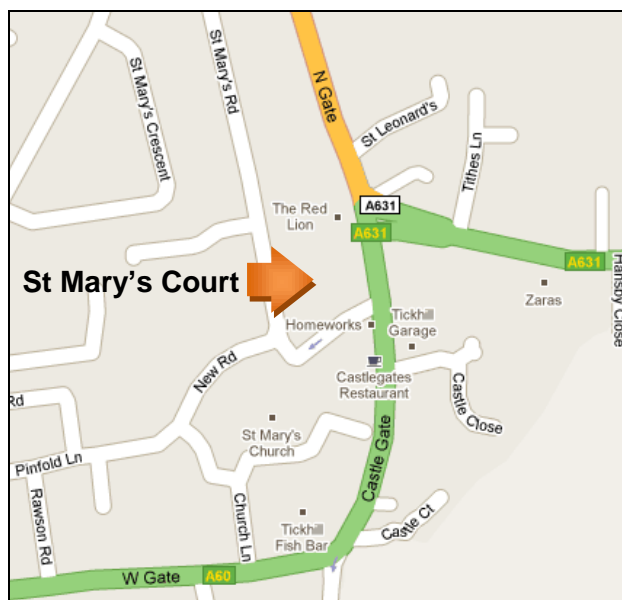
Other uses may be possible subject to planning consent.

Rates

The property has an estimated rateable value under the 2010 valuation list of £3,600 making rates approximately £1,764 per annum.

VAT

VAT is payable on the rental and other related transaction.



All Enquiries to Sole Agents

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