



# TO LET

# RETAIL UNIT

73 High Street, Bentley, Doncaster, DN5 0AP



- ◆ GROUND FLOOR RETAIL UNIT
- ◆ IMMEDIATELY AVAILABLE
- ◆ ADJACENT TESCO EXPRESS, & LLOYDS PHARMACY
- ◆ 780 SQFT NIA



## Location

The Property is situated in an extremely prominent position on High Street, Bentley the main shopping area of the village.

Bentley is located approximately 2.4 miles to the north east of Doncaster Town Centre and is accessed via Bentley Road (A19).

## Description

The property is located on the ground floor of a two storey building. The first floor is used as apartments.

73 High Street is a secure shop unit located centrally on a busy shopping area adjacent to retailers such as Tesco Express, Tote Betting, Thomas Cook and Salvation Army. The unit provides:

- Good frontage to High Street
- Glazed shop fronts
- Suspended ceiling
- Dedicated parking and service area

## Accommodation

The property has a net internal area of 780 sqft (72.53 sqm) of retail space including. The unit also provides W.C. facilities.

## Rents

The commencing rent of £9,500 per annum exclusive of all other outgoings will be payable quarterly in advance. Incentives are available subject to lease terms and covenant.

## Terms

The unit is available on a new lease for a term with multiples of 3 years on subject to upward only rent reviews.

## Costs

Both parties will be responsible for their own legal and professional costs incurred in the letting of this property.

## Planning

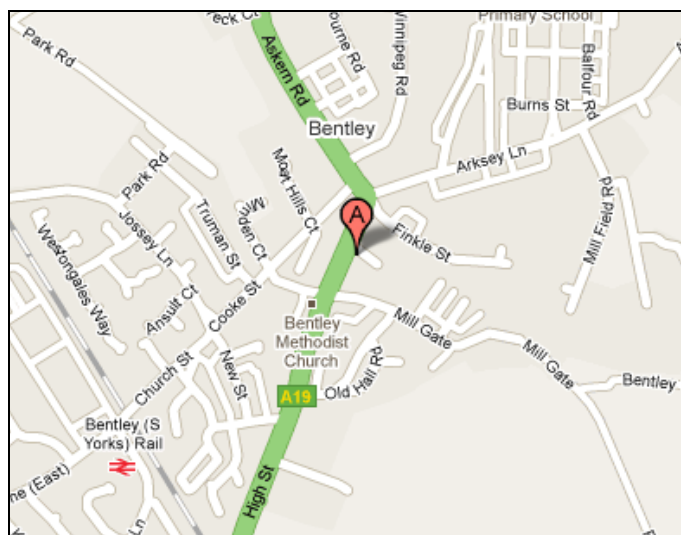
We believe the unit currently has planning consent for open A1 (retail) use. Other uses may be possible subject to planning consent. Further enquiries for use class should be made to the letting agent.

## Rates

We are advised by the Valuation Agency Office that the property has a Rateable Value of £5,800 in the April 2010 rating list making rates payable of approximately £2,375 per annum (2010/2011).

## VAT

Value added tax will be payable on the rent and all other outgoings under the lease agreement.



### All Enquiries to Sole Agents

Jamie Smyth - 07725799437 or Jack Smith - 07515198715

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