



To Let

WORKSHOP UNITS

Askern Road, Carcroft, Doncaster, DN6 8DJ



◆◆ SELF CONTAINED UNITS

◆◆ GOOD TRANSPORT
LINKS TO A1

◆◆ IMMEDIATELY AVAILABLE

◆◆ 'EASY IN, EASY OUT'
FLEXIBLE TERMS



Location

The properties are situated in Carcroft, accessed from Askern road in close proximity to the junction with Station Road, just over 5 miles north of Doncaster Town Centre. It is conveniently located less than 1 mile away from Adwick train station and close to the A1 and near to the Carcroft retail area than includes an Asda Superstore.

Description

The garages are on a security patrolled site and suitable for a small workshop or storage.

Accommodation

Garage 1	607 sq ft (56.36 sqm)
Garage 2	684 sq ft (63.53 sqm)

Rent

The commencing rent is £40 per week per unit exclusive of all other outgoings.

Term

The units are available on a new 'Easy In Easy Out' leases for a term of three years with an option to break upon 3 months notice. The tenant will pay the landlords insurance of the buildings and loss of rent.

Costs

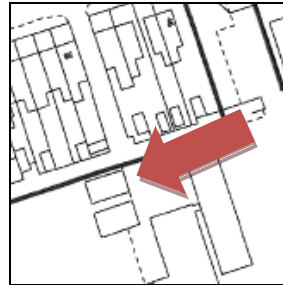
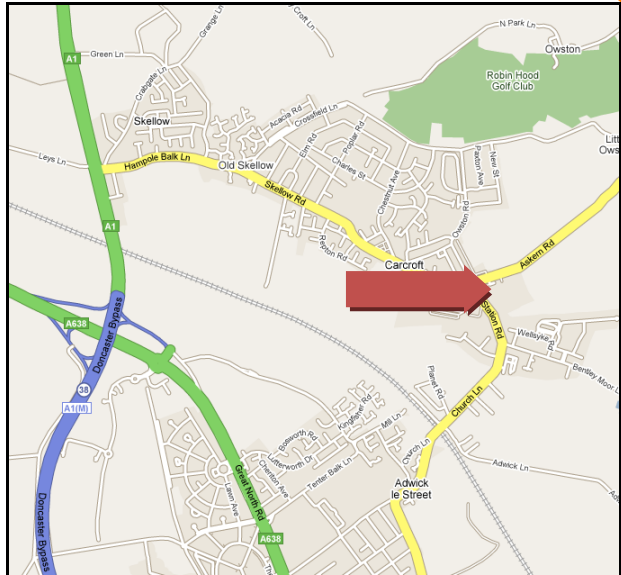
The ingoing tenant will be required to pay £350 + VAT to the landlord towards the release of the lease documents.

Business Rates

The tenant will be liable for business rates as set by the Valuation Office.

VAT

All transactions relating to the lease will be subject to VAT at the subsisting rate.



All Enquiries to Sole Agents

Jamie Smyth - 07725799437 or Jack Smith - 07515198715

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