



# To Let

## STORAGE LAND

Askern Road, Carcroft, Doncaster, DN6 8DJ



◆◆ CLEAR STORAGE LAND

◆◆ GOOD TRANSPORT  
LINKS TO A1

◆◆ IMMEDIATELY AVAILABLE

◆◆ 'EASY IN, EASY OUT'  
FLEXIBLE TERMS



## Location

The land is 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 that includes an Asda Superstore.

## Description

The land is a clear level site and suitable for storage of containers, vehicles and portable buildings or other items that require secure compound. The land offers approximately 5 acres in touch that can be split and fenced to suit potential occupiers requirements.

## Rent

The commencing rent for an acre on the site is £15,000 per annum exclusive of other outgoings. Rent for smaller parcels of land can be discussed on enquiry.

## Terms

The land is 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 be responsible for any insurance costs

## Costs

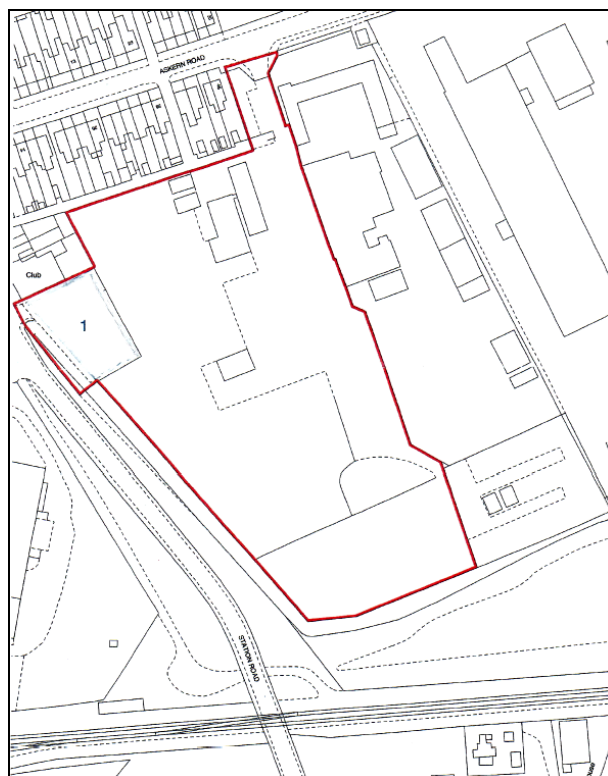
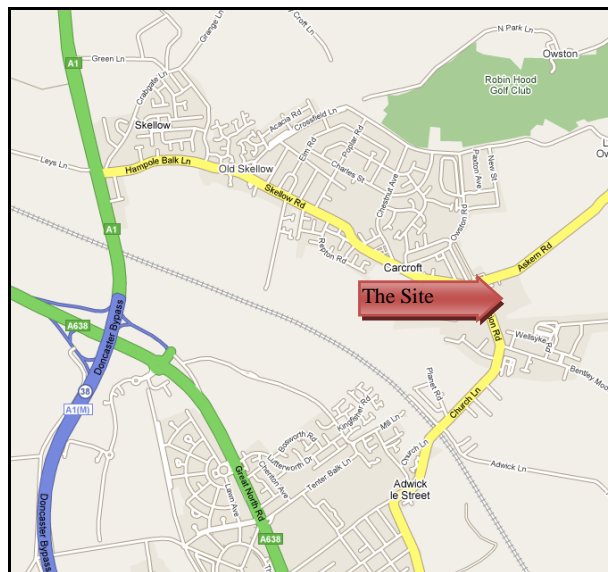
The incoming tenant will be required to pay £350 + VAT to the landlord towards the release of the lease documents.

## Business Rates

The tenant will be liable for business rates as set by the Valuation Office. Rates are based on £5,500 per acre making rates payable of £2,646 per annum per acre (09/10) subject to allowances.

## 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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