



# TO LET RETAIL UNIT(S)

**Woodfield Plantation, Doncaster**



◆◆ ADJACENT  
ESTABLISHED PARADE

◆◆ IMMEDIATELY  
AVAILABLE

◆◆ 1,200 SQFT TO 3,000SQFT  
AVAILABLE

◆◆ 80 SHARED CAR  
PARKING SPACES



## Location

Superbly located opposite a successful newly constructed neighbourhood shopping parade is a further 3,000 sqft of retail space adjacent to the Maple Tree Public House. The unit is located on the entrance to a newly developed residential development.

Woodfield Plantation is located to the South East of Doncaster close to the Tesco Superstore where there are proposals to build a new major trunk road to connect the scheme and superstore to Junction 3 M18 creating a highly strategic location.

Adjacent retailers include; OneStop Stores; Cooplands; Pagebet; Room 4 Hairdressers; and two Hot Food Takeaways plus the Maple Tree family Public House.

## Description

The building is a newly constructed single storey unit under a pitched roof and is capable of being split to provide two smaller units to suit specific retailers requirements.

The site is serviced by over 80 car parking spaces shared with the main parade and public house.

## Accommodation

The unit provides a total of 3,000 sqft of ground floor retail space in a detached unit with good signage and return frontage to one elevation of the building. This can be split to provide two units of 1,200 sqft and 1,800 sqft.

## Rents

Rents upon application and dependent upon use and covenant.

## Terms

The unit is available on a new lease for multiples of 5 years on full repairing and insuring terms.

## Costs

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

## Planning

The property currently has planning consent for open A1 retail consent but other uses may be possible subject to planning consent. Further enquiries for use class should be made to the letting agent.

## Rates

To be announced from the VOA following completion of the scheme.

## VAT

VAT is payable on the rental and other related transactions.

### All Enquiries to Sole Agents

**Jamie Smyth - 07725799437 or Stuart James - 07894684177**

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