



paul-lancaster
COMMERCIAL PROPERTY CONSULTANT

FORMER SUPERMARKET UNIT TO LET/FOR SALE

**Station Road,
Dunscroft,
DONCASTER,
DN7 4DY**



LOCATION

With a prominent position on Station Road in Dunscroft, the property is situated next to a small parade of retail units. Located within 7 miles of Doncaster town centre. The premises are easily accessed from junction 5 of the M18.

The premises benefit from off street car parking for approximately 60 vehicles.

ACCOMMODATION

The premises are arranged across a single storey former supermarket. The internal layout comprises a large sales area with ancillary storage, loading and staff accommodation.

The net internal floor area is approximately 17,820ft² (1,655.6m²). It may be possible to split this area to create several individual units

The premises can be serviced from the front and/or side.

A copy of the site plan for the property is attached.

Subject to contract

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors of Paul Lancaster Commercial Property Consultant, or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

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LEASE

The premises are available on a new, effectively full repairing (by way of service charge) and insuring lease for a term to be agreed. Length of lease is negotiable, subject to upward only rent review at 5 yearly intervals.

RENT/PURCHASE PRICE

On application

RATES

We have been verbally advised by the Local Charging Authority that the premises are assessed for rating purposes as follows:

Description	Shop and Premises
Rateable Value 2017	£125,000
UBR (2017/2018)	47.9p

Please note interested parties are advised to make their own enquiries with the Local Charging Authorities

COSTS

The tenant is to be responsible for their own legal costs including Stamp Duty and VAT.

VIEWING

Strictly by appointment through:-

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Tom Lancaster
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EPC

EPC details on request

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