

## RETAIL UNIT TO LET

**UNIT 1 & 2, ALVERLEY  
PRECINCT,  
SPRINGWELL LANE,  
BALBY, DONCASTER,  
DN4 9DL**



### LOCATION

The premises occupy a suburban trading location forming part of the Alverley Shopping Precinct on Springwell Lane immediately adjacent to a small format ASDA.

The precinct which benefits from it's own parking immediately to the front includes a bakers, carpet shop, tanning studio and café.

### ACCOMMODATION

The premises benefit from the possibility of rear servicing and is arranged on the ground floor only and provides the following approximate dimensions and floor areas:

Description		
Frontage (width)	8.48 m	27.8 ft.
Ground Floor Sales	146.0 sqm	1,571 sqft.

### LEASE TERMS

The property is available by way of a new effectively full repairing and insuring lease length of term negotiable.

#### 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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## RENT

£12,500 (Twelve Thousand Five Hundred) per annum exclusive.

## RATES

The premises are to be re-rated following pending works to split from the adjoining unit 1b.

## COSTS

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

## VIEWING

Strictly by appointment through:-

Paul Lancaster Commercial Property Consultant.

Paul Lancaster:  
T: 0114 279 2852  
M: 07798 523461  
E: paul@paul-lancaster.co.uk

Tom Lancaster:  
M: 07837936710  
E: tom@paul-lancaster.co.uk

## EPC

EPC details on request

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