paul-lancaster
COMMERCIAL PROPERTY CONSULTANT

UNIT TO LET

Unit 2, Alverley Precinct, 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 its own parking immediately to the front includes a bakers, carpet shop, tanning studio and food outlets.

ACCOMMODATION

The premises which benefit from rear servicing are arranged on the ground floor only and provide the following approximate floor areas:

Description		
Ground Floor Sales	49.25 sq m	530 sq ft.
Ground Floor WCs	3.82 sq m	41.1 sq ft.

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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Lancaster Retail Consulting Ltd. Trading as Paul Lancaster Commercial Property Consultant. Registered office address: Willows Garth, Station Road, Newton Le Willows, Bedale, DL8 1SP. Registered in England and Wales 06014533

RENT

£6,000 (Six Thousand Pounds) per annum.

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 (2026)	£4,800
UBR (2026/27)	48p

SERVICE CHARGE

A service charge is levied in relation to the costs of maintaining, repairing and cleaning the common parts. The current service charge is £236.49 per annum.

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.

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

EPC

Further details are available on request.

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