

Property Consultants



Crosthwaite
COMMERCIAL

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Hawk Works, 105A Mary Street, Sheffield S1 4RT

To Let

**Unit 2B Sprotbrough Retail Park,
Sprotbrough Road, Doncaster DN5 8BN**



- Preliminary Details
- Retail Warehouse/Trade Unit Premises
- 2,000 sq ft Approx
- Located in Popular Retail Park
- To Let on New Lease

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LOCATION

The property is located on the corner of Sprotbrough Road and York Road (A638), approximately 0.5 miles north of Doncaster town centre.

The retail park comprises Screwfix and KFC with the adjacent unit under offer to Toolstation. Within close proximity are Morrisons, Halfords, Centurion Retail Park and Danum Retail Park which are home to Smyths Toys, The Range, SCS, Pets at Home, Currys PC World and Exercise4Less.

DESCRIPTION

The landlord is undertaking works to create a new, self-contained end terrace unit. A new shop front is to be installed as part of these works. The unit has the benefit of a shared service yard and parking for 80 vehicles.

ACCOMMODATION (Approx gross internal areas)

Ground Floor **2,000 sq ft** **(185.8 sq m)**

We feel there is potential for a mezzanine floor subject to planning.

RATING

The premises will need to be assessed for Business Rates upon completion of the separation works or occupation.



ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 61 (Band C). A copy is available upon request.

RENT

Rental offers are invited in the region of **£25,000 per annum exclusive**.

VAT

We understand VAT is payable on the rent.

SERVICE CHARGE

A service charge will be required for the maintenance of the estate, including landscaping, common areas and security. Details on request.

PLANNING

The property benefits from an A1 non-food planning consent with a restriction against the sale of electrical goods, toys, clothing and footwear. It may be possible to widen the user clause, subject to negotiation with the planners.

LEASE

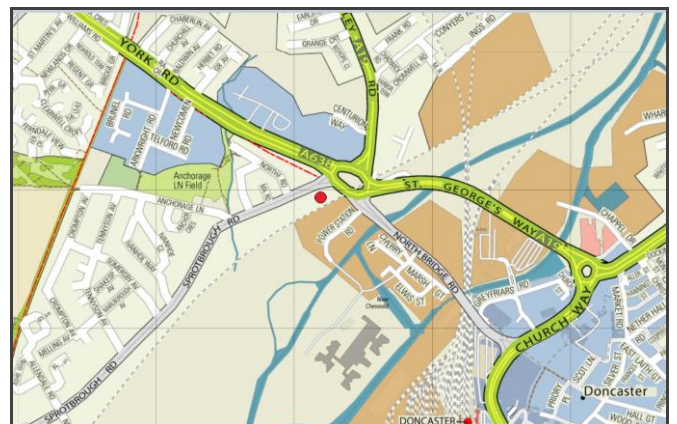
The property is offered on a new lease on terms to be agreed.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs in connection with this transaction.

VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from Mark Holmes at the sole agents, Crosthwaite Commercial on 0114 272 3888 or email mark@crosthwaitecommercial.com



SUBJECT TO CONTRACT AND AVAILABILITY

October 2019