

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

Wheatley Hall Road, Doncaster DN2 4PE



- **Self-Contained Showroom with 45 Car Parking Spaces**
- **Prominent Location with Excellent Visibility**
- **Main Sales Area with Workshop to the Rear**
- **On the Popular Wheatley Hall Road**
- **7,277 sq ft (676.06 sq m)**

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LOCATION

The building is located on the north west side of Wheatley Hall Road (A630), close to its junction with Crompton Road, three miles north east of Doncaster town centre.

Wheatley Hall Road itself is well known for being the prime location for car showrooms in Doncaster and is the home to pretty much every large car manufacturer including Audi, BMW and Mercedes-Benz.

The road is also a popular location for retailers including Poundland, Wilko, M&S, Dunelm and TK Maxx. There is also a trade park where Screwfix and Toolstation are the most notable occupiers.

DESCRIPTION

The building has excellent visibility from Wheatley Hall Road and comprises of a self-contained unit with 5,758 sq ft on the ground floor with a mezzanine of 1,519 sq ft to total 7,277 sq ft.

There is a main sales area to the front of the unit with WC's, a private office / meeting room and a workshop to the rear with four loading doors (3.2 m x 4.5 m).

The unit comes with **45** car parking spaces.

ACCOMMODATION

(All areas are approximate)

Ground Floor	5,758 sq ft	534.9 sq m
Mezzanine	1,519 sq ft	141.2 sq m
Total	7,277 sq ft	676.1 sq m



LEASE

A new lease is available directly from the landlord for a term by arrangement.

RENT

£65,000 per annum exclusive.

RATING

The unit is rated as Car Showroom and Premises with a 2017 RV of £59,500.

USE

The building currently has Sui Generis use as a car showroom but is suitable for a variety of other uses, subject to planning.

VAT

VAT is payable at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

Certificate available on request.

LEGAL COSTS

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

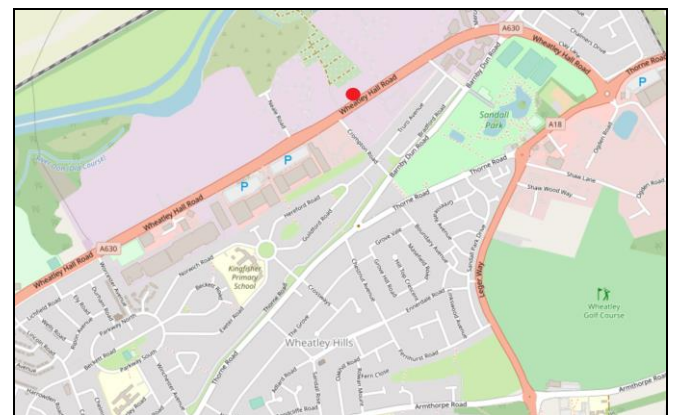
VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agent detailed below:

Tom Shelton - Crosthwaite Commercial

tom@crosthwaitecommercial.com

07738 335 482



SUBJECT TO CONTRACT AND AVAILABILITY

Updated November 2021