



Rooms To Let Balby
£60
Per Week
All Bills Included
Fully Furnished
High Speed Internet
No Bond
Contact:
07894 403550
07738 188212

115-121 Balby Road
Doncaster, DN4 0RE



TO LET - 115-121 Balby Road, Doncaster, DN4 0RE



115-121 Balby Road



Large open plan retail unit premises located adjacent to busy main road with parking.

- Well located retail unit
- Suitable for a variety of uses STP
- Approximately 3000 Sq Ft
- Parking at the front and the rear
- High volume of passing traffic
- Flexible lease terms may be available
- Price on application



Ben Flint **01302 243915**



Ben.flint@fishergerman.co.uk



fishergerman.co.uk



Large retail premises located adjacent to a busy main road

Location

Balby Road is the main through fare and bus route through Balby, which is a residential suburb lying approximately 1.5 miles South West of Doncaster Town Centre, and benefits from a high volume of passing traffic. The property sits a short distance away from Junction 36 of the A1M, and is well connected to access the town centre, and the regions motorway networks.

Doncaster is a large Market town in the UK with a local authority population of over 300,000 people and offers a strategic location at the heart of the UK. Doncaster is situated on the east coast mainline with more than 60 trains running through every day and benefits from excellent road links via the M1,A1 and M18.

Description

The property sits adjacent to a busy main road and comprises a large open plan retail unit on ground floor level. The unit has a rectangular shaped accommodation and is well presented throughout with good amounts of natural light. There is an enabled WC to the rear as well as a kitchenette. The property also benefits from roller shutter security doors and good amounts of parking at the front and to the rear.

We consider the property is suitable for a variety use STP.

Accommodation

Floor	Description	Sq M	Sq Ft
Ground	Retail	278.71	3,000

Guide Rental

Price on application.

Flexible lease terms may be available.

Please contact the agent for further information.

Tenure

The property is available by way of new full repairing and insuring lease for a term of years to be agreed, however a minimum lease term of three years is envisaged, but flexible lease terms may also be available.

Business Rates

Rateable Value £24,500

Please note this is not the rates payable.

Qualifying occupiers may benefit from Retail Discount from April 2019. Please contact the local authority for further information.

Services

We understand that mains water, electricity and drainage are all connected to the property. We must stress that none of these services have been checked or tested.

Legal Costs

Each party will be responsible for their own legal costs.

EPC

Energy Performance Rating D (179).

Money Laundering

The successful Tenant will be required to submit information to comply with Money Laundering Regulations.

VAT

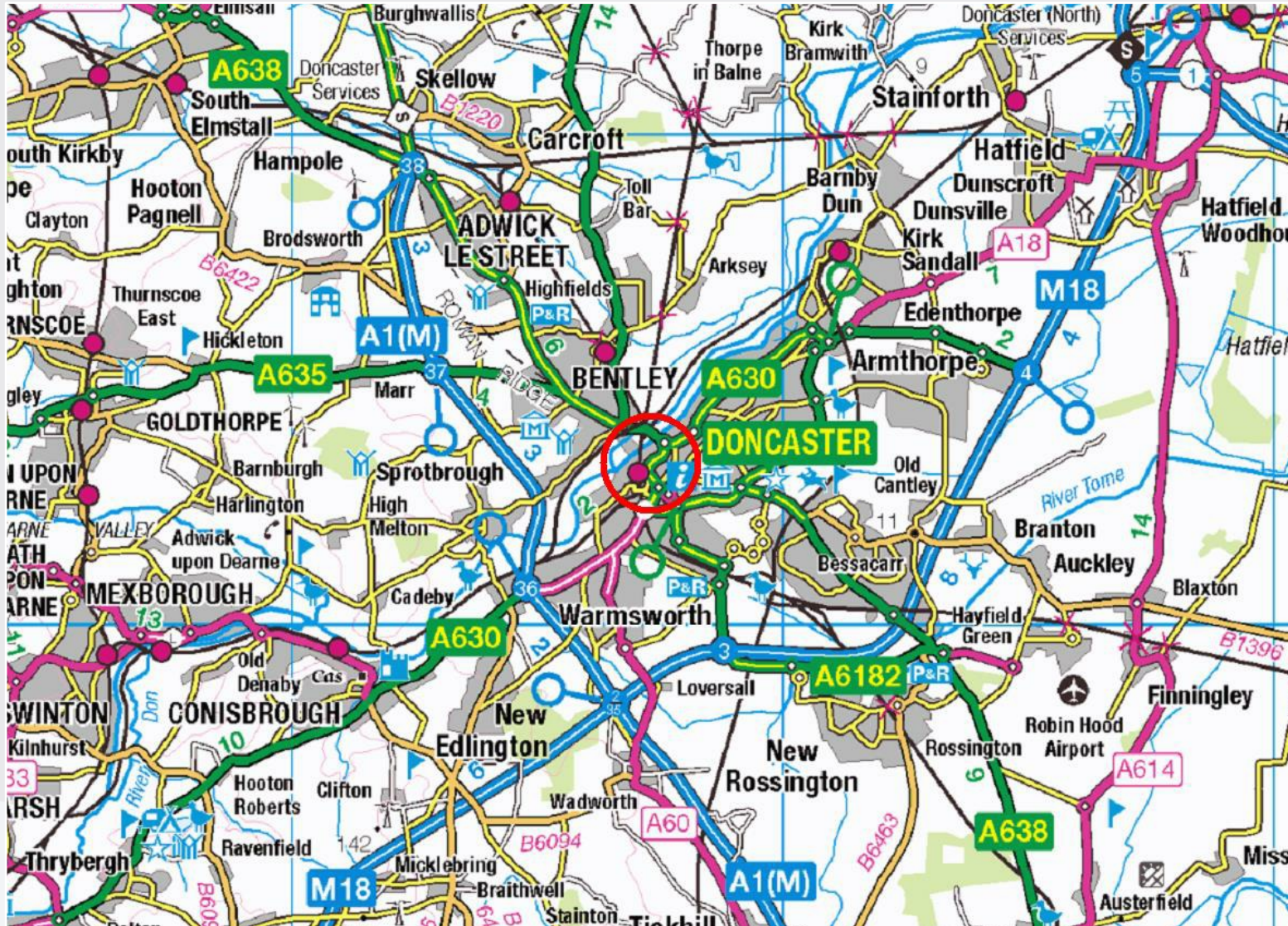
Unless otherwise stated, all prices and rents quoted are exclusively of Valued Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.


Viewings


Strictly by prior arrangement with the agent.



TO LET - 115-121 Balby Road, Doncaster, DN4 0RE




 **Approximate Travel Distances**

 **Locations**


- Rotherham (19 Miles)
- Sheffield (23 Miles)
- Leeds (33 Miles)

Sat Nav Post Code

- DN4 0RE

 **Nearest station**

- Doncaster Train Station

 **Nearest Airports**

- Doncaster Sheffield Airport



Please note: Fisher German LLP and any Joint Agents give notice that: The particulars are produced in good faith and are set out as a general guide only and do not constitute or form any part of an offer or any contract. No person within Fisher German has any authority to make or give representation or warranty on any property.