

NEW RETAIL UNIT, SMALLEYS GARAGE, SELBY ROAD, THORNE, DONCASTER, DN8 4JD

NEW RETAIL UNIT TO LET 57.05 sq m (614 sq ft) approx.



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LOCATION

The property has a strong roadside frontage in a newly constructed block of properties providing forecourt retail facilities to the petrol filling station known as Smalleys Garage situated adjacent to Selby Road, Thorne.

The property lies within half a mile of Thorne town centre and 200 m from Junction 6 of the M18 in close proximity to Capitol Park where occupiers include Aldi, a B&M Homestore and a McDonalds restaurant.

DESCRIPTION

The property comprises an open plan retail unit adjacent to the main forecourt shop serving the petrol filling station with staff/customer car parking to the immediate frontage.

The building is of steel frame construction under a mono pitched roof with cladding panel coverage and benefits from plate glass window frontage in powder coated metal frame. The floor is of solid concrete and party walls are of blockwork.

The unit is presented in shell condition with cubicle to the rear of the main retail area for provision of wc facilities.

ACCOMMODATION

The accommodation has been measured on a net internal basis and the following figures are for guidance purposes only.

	Sq m	Sq ft
Open plan retail area net of WC cubicle	57.05	614
Total Usable Floor Area	57.05	614

SUMMARY

- High profile retail opportunity with frontage car parking
- Net internal floor area of 57.05 sq m/614 sq ft approx
- Close proximity to Thorne town centre, Junction 6 of the M18 and Capitol Park
- Open floor area to suit most retail user requirements
- Rateable value likely to be below £12,000 with no business rates currently payable for a qualifying tenant
- Available on new lease

TERMS

The property is available on a new effective full repairing and insuring lease for a term of years to be agreed by negotiation.

RENT

Rental offers are sought around £10,000 per annum exclusive.

BUSINESS RATES

The rateable value of the property has yet to be assessed for Business Rate payment purposes.

SERVICES

Mains water, drainage and a three phase electricity supply are connected to the premises.

The mention of any appliances and/or services within these lettings/sales particulars does not imply they are in full and efficient working order.

EPC

TBC

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PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

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