

82 High Street Bentley DN5 0AT

724 SqFt (67.26 SqM)

- Prominent retail/takeaway unit
- High Street location
- Internal flat to first and second floors
- On street parking

TO LET

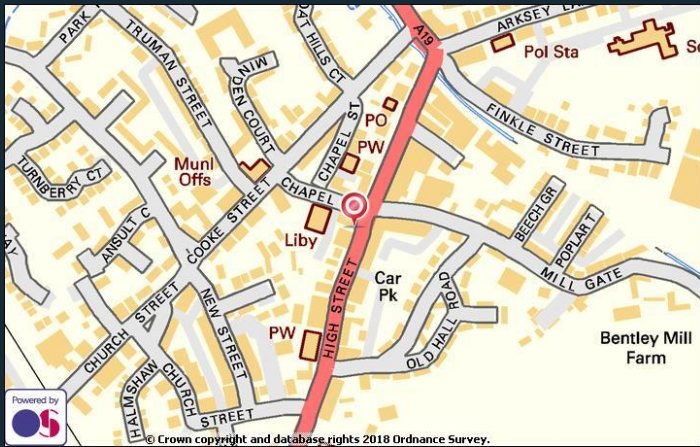


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4 Sidings Court, Doncaster DN4 5NU



LOCATION

The property is prominently located on the corner of Bentley Road (A19) and Haslemere Grove in Doncaster. Bentley is a suburb approximately 2 miles to the north of Doncaster although the subject property is located on the main road on the south side of Bentley.

The A19 leads out of Doncaster to the north linking with the M62 motorway approximately 10 miles to the north while the A1(M), M18 and M1 motorways are all within easy reach of Doncaster town centre.

DESCRIPTION

The property comprises an end terrace, ground floor retail unit that has previously been used as a hot food takeaway for a number of years. The property has a two bedroom flat on the first and second floors accessed from within, there is no separate access to the residential accommodation and it is in poor condition requiring refurbishment.

Internally, to the front of the unit is a service/counter area, comprising tiled floor and walls, and spot lighting. The main window and frontage is to Bentley High Street.

To the rear-of the property is a large, predominantly open plan commercial kitchen with chiller/freezer to the rear and some of the cooking equipment still remains.

To the rear of the property is a small enclosed yard area.

RENTPRICE

£10,500 per annum

SERVICES

None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC has been instructed and will be available imminently. A copy will be available from the agents.

RATING

The adopted rateable value is £4,250.

VALUE ADDED TAX

Unless otherwise stated, all rents and sale prices are quoted exclusive of VAT. Any prospective lessee or purchaser must independently satisfy himself or herself as to the incidence of VAT in respect of any transaction.

ACCOMMODATION

Ground	724 - 724 SqFt (67.26 - 67.26 SqM)
First	2 bed flat
Second	Storage
Total	724 SqFt (67.26 SqM)



INSPECTIONS & FURTHER INFORMATION

Viewings strictly by prior appointment with the agents:

Craig Goody MRICS
Barnsdales
Tel: 01302 308 182
craig@barnsdales.co.uk

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01302 323 453

www.barnsdales.co.uk

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