

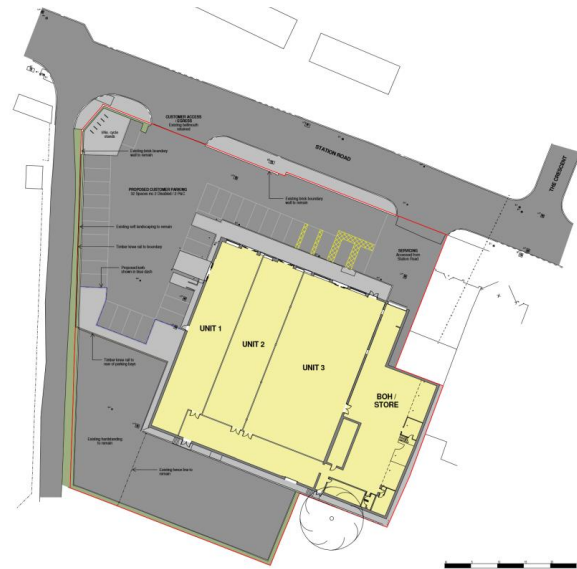


**paul-lancaster**  
COMMERCIAL PROPERTY CONSULTANT

## FOLLOWING SUBSTANTIAL REFURBISHMENT

**Station Road, Dunscroft  
DONCASTER,  
DN7 4DY**

**Unit 2 pre-let to  
Fulton Foods**



### LOCATION

The development is situated in a prominent location on Station Road, Dunscroft, approximately 7 miles from Doncaster town centre. Dunscroft is a highly populated residential suburb with easy access from junction 5 of the M18.

The development benefits from off street car parking for approximately 20 vehicles.

### ACCOMMODATION

Following refurbishment and sub-division the premises will comprise 3 retail units arranged on ground floor only to provide the following approximate dimensions and floor areas:

Description		
Unit 1	3,130 sq ft	291 sq m
Unit 2	2,795 sq ft	260 sq m
Unit 3	5,660 sq ft	526 sq m

The units benefit from excellent servicing to the side with additional goods storage if required. Both remaining units can be further sub-divided to suit retailer requirements if required.

#### Subject to contract

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors of Paul Lancaster Commercial Property Consultant, or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

Omnia One,  
Courtwood House,  
Silver Street Head  
Sheffield  
S1 2DD

Paul Lancaster  
m: 07798523461  
t: 0114 2792852  
e: paul@paul-lancaster.co.uk  
www.paul-lancaster.co.uk

Tom Lancaster  
m: 07837936710  
t: 0114 2792852  
e: tom@paul-lancaster.co.uk



**paul-lancaster**  
COMMERCIAL PROPERTY CONSULTANT

---

## SPECIFICATION

Units will be handed over with shop front, floor screed and capped off incoming services.

## PLANNING

Planning consent has been obtained for the refurbishment/sub-division works.

## LEASE

The premises are available on a new, effectively full repairing (by way of service charge) and insuring lease for a term to be agreed, subject to upward only rent review at 5 yearly intervals.

## RENTS

On application. Please contact the sole agents.

## RATES

The units will fall to be re-rated once works to subdivide the existing property are complete. Interested parties are advised to make their own enquiries with the Local Charging Authorities

## COSTS

The tenant is to be responsible for their own legal costs including Stamp Duty and VAT.

## VIEWING

Strictly by appointment through:-

Paul Lancaster  
T: 0114 279 2852  
M: 0779852346  
E: paul@paul-lancaster.co.uk

Tom Lancaster  
T: 0114 279 2852  
M: 07837936710  
E: tom@paul-lancaster.co.uk

## EPC

The units will be reassessed once works to subdivide the existing property are complete.

---

### Subject to contract

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors of Paul Lancaster Commercial Property Consultant, or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

Omnia One,  
Courtwood House,  
Silver Street Head  
Sheffield  
S1 2DD

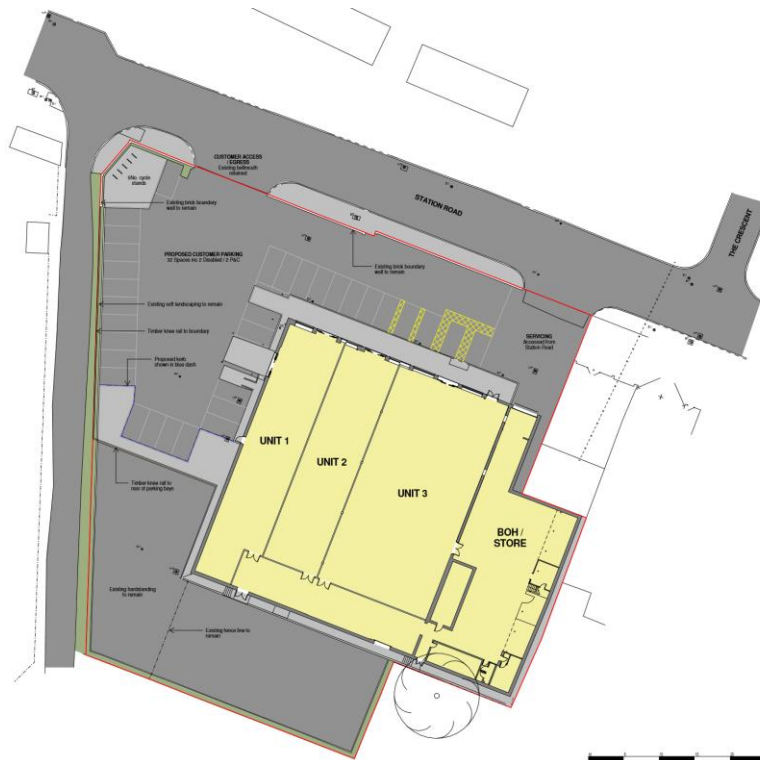
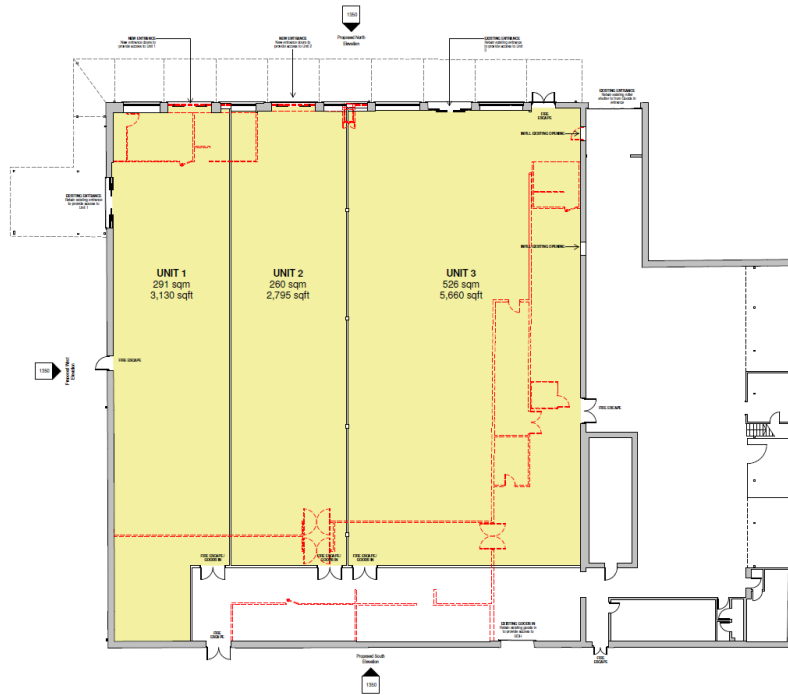
Paul Lancaster  
m: 07798523461  
t: 0114 2792852  
e: paul@paul-lancaster.co.uk  
www.paul-lancaster.co.uk

Tom Lancaster  
m: 07837936710  
t: 0114 2792852  
e: tom@paul-lancaster.co.uk



# paul-lancaster

COMMERCIAL PROPERTY CONSULTANT



## Subject to contract

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors of Paul Lancaster Commercial Property Consultant, or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

Omnia One,  
Courtwood House,  
Silver Street Head  
Sheffield  
S1 2DD

Paul Lancaster  
m: 07798523461  
t: 0114 2792852  
e: paul@paul-lancaster.co.uk  
www.paul-lancaster.co.uk

Tom Lancaster  
m: 07837936710  
t: 0114 2792852  
e: tom@paul-lancaster.co.uk



**paul-lancaster**  
COMMERCIAL PROPERTY CONSULTANT



### Subject to contract

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors of Paul Lancaster Commercial Property Consultant, or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

Omnia One,  
Courtwood House,  
Silver Street Head  
Sheffield  
S1 2DD

Paul Lancaster  
m: 07798523461  
t: 0114 2792852  
e: [paul@paul-lancaster.co.uk](mailto:paul@paul-lancaster.co.uk)  
[www.paul-lancaster.co.uk](http://www.paul-lancaster.co.uk)

Tom Lancaster  
m: 07837936710  
t: 0114 2792852  
e: [tom@paul-lancaster.co.uk](mailto:tom@paul-lancaster.co.uk)