

SHOP TO LET



UNIT 12 THE PARADE, CHURCH STREET, ARMTHORPE, DN3 3AG

LOCATION

Excellent local main road parade adjacent to **Morrisons**, opposite **B&M** in this popular village. **Greggs & Card Factory** opposite.

ACCOMMODATION

The shop is arranged on ground floor only, providing the following approximate dimensions and net internal areas:

Max internal width	21' 2"	6.47m
Built Depth	38' 9"	11.8m
Ground Floor Sales	744sqft	69.11m

There is also a wc at the rear of the property.

The property is already fitted with secure electric shutters. The Unit is currently fitted as a restaurant but subject to terms can be stripped out.

LEASE

The property is available by way of a new 10-year FRI lease with 5 yearly upward only rent reviews and an initial passing rental of **£15,500pax**.

SUBJECT TO CONTRACT & WITHOUT PREJUDICE

RATES

Rateable Value	£10,750
UBR (2026/2027)	£ 0.382
Rates payable	£ 4,106

Interested parties should verify these figures with Doncaster Metropolitan Borough Council Business Rates Department (Tel:01302 734444).

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

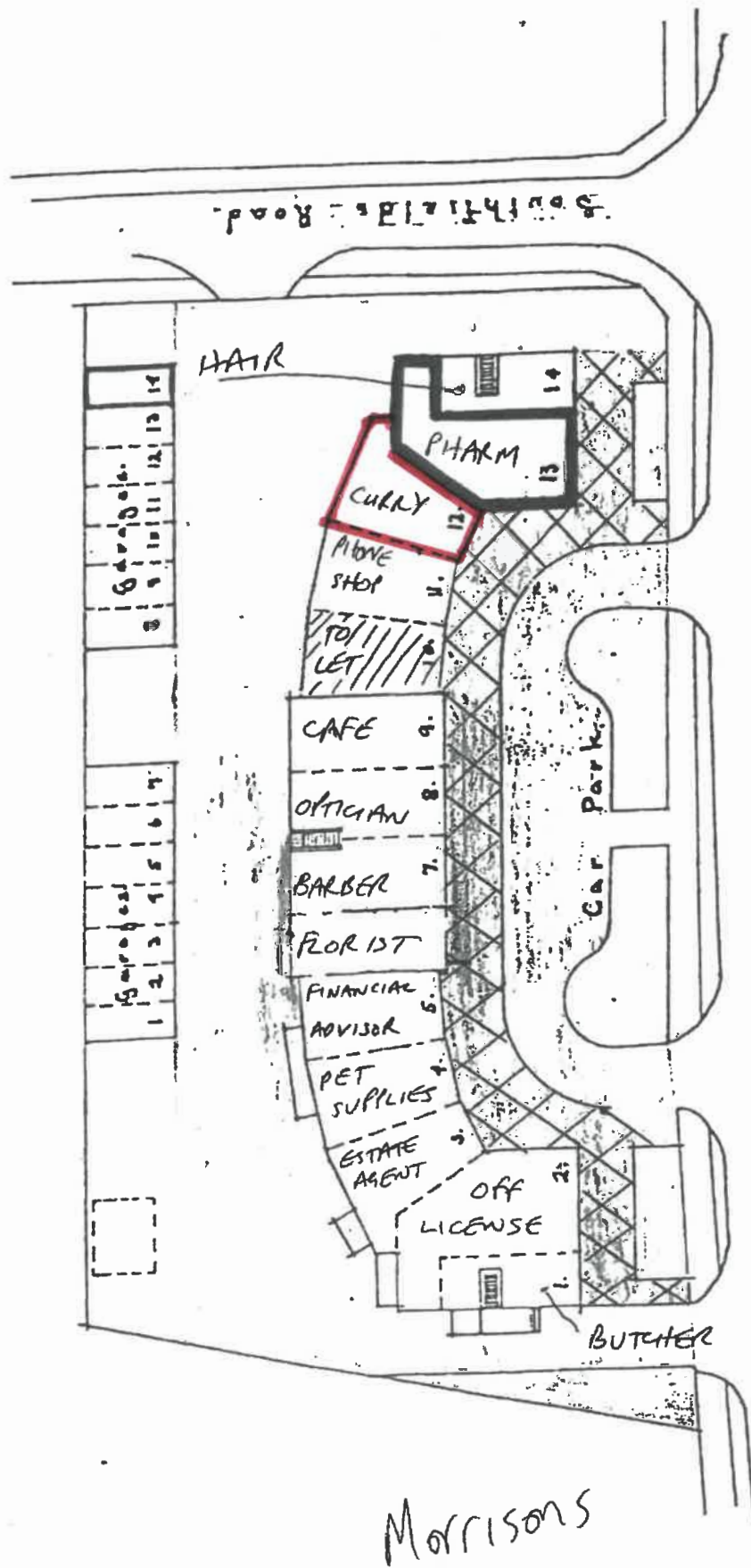
VIEWING

All enquires or arrangements to view should be via the sole agents, Dresler Smith.

Dresler Smith (Tel: 0113 245 5599)

Contact: David Dresler
davidd@dreslersmith.co.uk

Date of particulars: June 2026



Belvoir
 Card factory
 HBOS
 Greggs

Church Street

School

B&M

Morrison's

Energy performance certificate (EPC)

12 The Parade
Church Street
Armthorpe
Doncaster
DN3 3AG

Energy rating

B

Valid until:

10 May 2036

Certificate number:

5283-0554-3601-3609-4245

Property type

Restaurants and Cafes/Drinking
Establishments/Takeaways

Total floor area

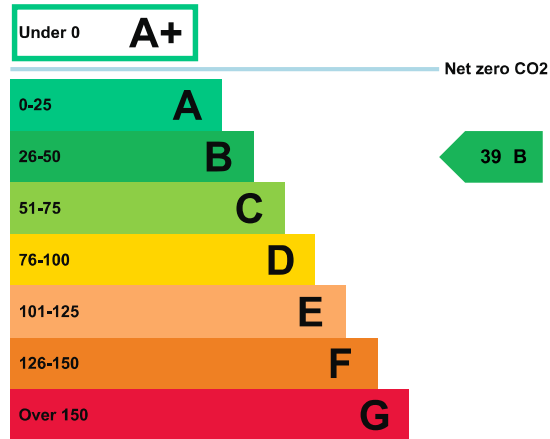
80 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.