

# PROMINENT OUT OF TOWN RETAIL UNIT TO LET

## Unit 2a, Sprotborough Retail Park, Doncaster

7-8 Conduit Street  
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[www.fawcettmead.co.uk](http://www.fawcettmead.co.uk)



Retail property expertise

- **New 3,000 sq ft unit**
- **Highly prominent out of town retail park**

### LOCATION

The subject property is situated approximately 1 mile from Doncaster town centre. It is in a highly prominent corner location on the St Marys roundabout which links the A638 York Road, one of the principal aerial routes into Doncaster.

Retailers in the immediate vicinity include KFC, Topps Tiles, Screwfix and JCT Interiors.

### ACCOMMODATION

The property is arranged over ground floor only and has the following approximate Gross Internal Area:

Ground Floor : 3,000 sq ft 278.71 sq m

SUBJECT TO VACANT POSSESSION

### RENT

£35,000 per annum exclusive of rates, service charge and VAT (if applicable).

### RATES

Rateable Value (18/19) TBC

Interested parties should verify these figures with Doncaster Council (01302 736 000).

### TENURE

The property is available on a new effectively full repairing and insuring lease for a term to be agreed.

### SPECIFICATION

The premises are handed over in their existing condition.

### COSTS

Each party is to be responsible for their own professional costs incurred in the transaction



### INSPECTIONS

Viewing is strictly by appointment with:

**Nick Carvey**

020 7182 7493

[nick@fawcettmead.co.uk](mailto:nick@fawcettmead.co.uk)

Subject to Contract / Vacant Possession



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