

OUT OF TOWN PROMINENT SHOP TO LET DONCASTER UNIT 3, SPROTBOROUGH RETAIL PARK

- **Potential to split**

LOCATION

The subject property is situated approximately 1 mile from the 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** and **Floors 4 You**.

The site provides car parking for 80 vehicles.

ACCOMMODATION

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

Ground Floor 5,080 sq ft 471.9 sq m

TENURE

A new effectively full repairing and insuring lease for a term to be agreed.

QUOTING RENT

£65,000 per annum exclusive.

RATES

Rateable Value	£58,500
UBR	49.7p
Rates Payable (per annum)	£29,074

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



INSPECTIONS

Viewing is strictly by appointment with:

Nick Carvey
020 7182 7493

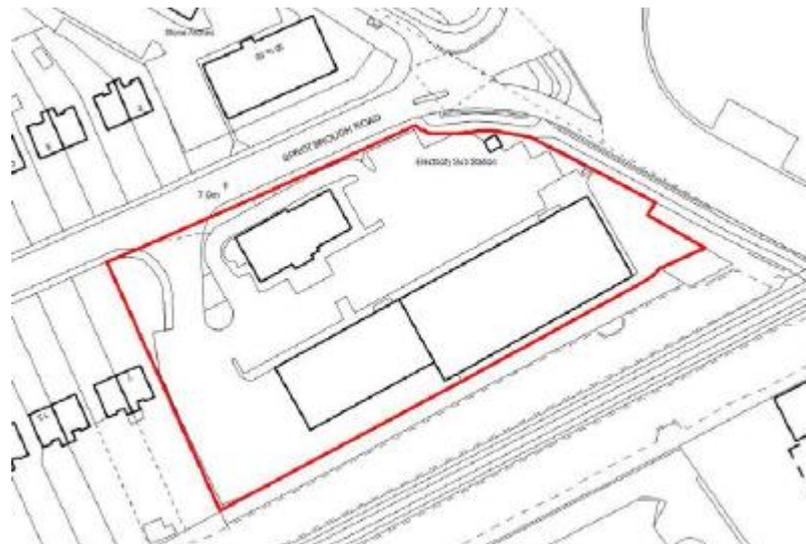
Nick@fawcettmead.co.uk

Vincent Morris
020 7182 7485

Vincent@fawcettmead.co.uk

15-17 Great Portland Street
London
W1W 8QA

**SUBJECT TO CONTRACT / VACANT
POSSESSION**



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