

M UNIT 4

Woodfield Plantation, Plantation Rd, Doncaster, South Yorkshire, DN4 8RT



# **WOODFIELD PLANTATION**

UNIT 4

# LOCATION

The property is located on Woodfield Road in Balby, approximately 3 miles south west of Doncaster city centre in a popular residential suburb. The development is a modern neighbourhood scheme with adjacent/neighbouring occupiers comprising a mix of both national and independent traders including One Stop, Raw & Paw pet supplies, Tesco Extra, Doncaster Pet Clinic, Coppa Bar & Eatery, Diva Pets and The Maple Tree public house.

## **DESCRIPTION**

The subject property is located in a prime mid-parade position adjacent to Doncaster Pet Clinic & benefits from free customer parking to the front.

## **UNIT SIZE**

Total Area: 1,044 sq.ft (97 sq.m)

### **RENT**

£18,000 per annum exclusive of VAT, business rates, service charge and buildings insurance.

# **BUSINESS RATES**

Rateable Value: £12,000. Interested parties should verify the Rateable Value, the availability of any relief and the actual rates payable with the Local Authority.

# **SERVICES**

All mains services are available.

#### SERVICE CHARGE & INSURANCE

Service Charge: £2,370 + VAT.

Insurance: TBC

#### **ENERGY PERFORMANCE**

Further information available upon request.

#### **PLANNING**

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

### **LEGAL COSTS**

Each party is responsible for their own legal costs in connection with the granting of a lease.





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Retail Units On-Site



What Three Words diets.cowboy.bandstand

# **WOODFIELD PLANTATION**

# **SITE PLAN**







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**Viewing**Strictly via prior appointment with the appointed agents

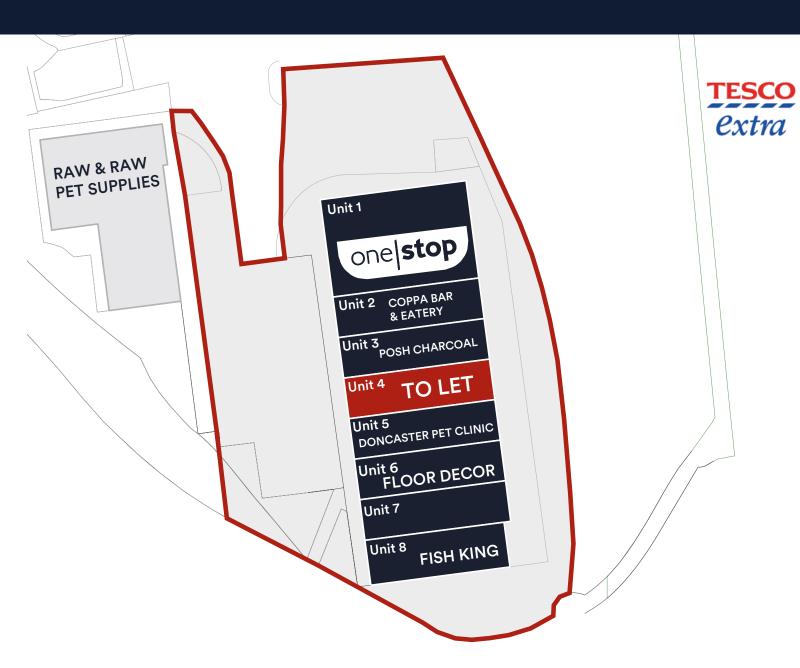


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