



TO LET

M UNIT 4

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

Occupiers Include

one|stop

DONCASTER PET CLINIC
POSH CHARCOAL
COPPA BAR & EATERY

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 incoming 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.



9

Retail Units On-Site



9,737 sq.ft

Total Area



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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