

Property Consultants



Crosthwaite
COMMERCIAL

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Hawk Works, 105A Mary Street, Sheffield S1 4RT

To Let

Unit 2A Sprotbrough Retail Park,
Sprotbrough Road, Doncaster DN5 8BN



- Retail Warehouse/Trade Unit Premises
- 3,000 sq ft Approx
- Located in Popular Retail Park
- To Let on New Lease

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LOCATION

The property is located on the corner of Sprotbrough Road and York Road (A638), approximately 0.5 miles north of Doncaster town centre.

The retail park comprises Topps Tiles, Screwfix, JCT Interiors and KFC. Within close proximity are Morrisons, Halfords, Centurion Retail Park and Danum Retail Park which are home to Smyths Toys, The Range, SCS, Pets at Home, Currys PC World and Exercise4Less.

DESCRIPTION

JCT Interiors are intending to split their existing unit, remaining in part and creating a new, self-contained unit adjacent. The unit has the benefit of a shared service yard and parking for 80 vehicles.

ACCOMMODATION (Approx gross internal areas)

Ground Floor	3,000 sq ft	(278.71 sq m)
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We feel there is potential for a mezzanine floor subject to planning.

RATING

The premises will need to be assessed for Business Rates upon completion of the separation works or occupation.



ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 61 (Band C). A copy is available upon request.

RENT

Rental offers are invited in the region of **£33,000 per annum exclusive**.

VAT

We understand VAT is payable on the rent.

PLANNING

The property benefits from an A1 non-food planning consent with a restriction against the sale of electrical goods, toys, clothing and footwear. It may be possible to widen the user clause, subject to negotiation with the planners.

LEASE

The property is offered on a new sub-lease on terms to be agreed.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs in connection with this transaction.

VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from Mark Holmes at the sole agents, Crosthwaite Commercial on 0114 272 3888 or email mark@crosthwaitecommercial.com



SUBJECT TO CONTRACT AND AVAILABILITY

March 2019