



TO LET

Retail Units

1,105 - 2,215 sq.ft

(102.7 - 205.8 sq.m)

24 and 26 Mill St, Armthorpe, Doncaster, South Yorkshire, DN3 3DL

- Ample shopper car park
- Located in substantial residential area on outskirts of Doncaster
- Tenants include Tesco, Barnardos, William Hill and Co-Operative Funeralcare

EVOLVE.
part of IM Core

**0207
228 6508**

evolveestates.com



24 and 26 Mill Street, Armthorpe, Doncaster, South Yorkshire, DN3 3DL

Areas (approx. NIA)	Sq.ft	Sq.m
24 Mill Street	1,105	102.7
26 Mill Street	1,110	103.1
TOTAL	2,215	205.8

Description

Well-known occupiers in the development include Tesco, Barnardos, William Hill and Co-Operative Funeralcare, along with a wide range of independent retailers.

Rent

POA

Rateable Value

Unit 24: Rateable value of £10,750 per annum.

Unit 26: Rateable value of £8,500 per annum.

Rateable Value is subject to change in april 2023.

Interested parties are advised to make their own enquiries with the local authority.

Services

Mains electricity, water and drainage are connected to the property.

Service Charge & Insurance

This unit participates in a service charge.

Unit 24: £1,841.22 per annum.

Unit 26: £1,849.55 per annum.

The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

C-69. 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.

Location - DN3 3DL

The retail units are located in a good position on Mill Street within a popular residential area. Armthorpe can also be accessed from Junction 4, M18 via the A630 or alternatively via Ledger Way (A18) adjacent to Doncaster Race Course and Doncaster Road from the town centre.



Viewing

Strictly via prior appointment:

**SMC
Brownill
Vickers**
0114 290 3300
www.smcbrownillvickers.com

Francois Neyerlin

T: 0114 281 2183

E: francois.neyerlin@smcbrownillvickers.com

Owned and Managed by

EVOLVE.
part of MⁱCore

**0207
228 6508**

evolveestates.com

Guy Robinson

M: 07552 725304

E: gtr@evolveestates.com

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.