



UNIT 50

Armthorpe Centre
Mill Street, Doncaster,
DN3 3DL

DESCRIPTION

A busy local convenience shopping centre in a suburb of Doncaster with substantial residential estates all around the property.

UNIT SIZE

Total Area: 1,290 sq.ft (119.8 sq.m)

Ground Floor: 1,070 sq.ft (99.4 sq.m)

First Floor: 220 sq.ft (20.4 sq.m)

RENT

£25,000 pax

BUSINESS RATES

Rateable Value: £12,250

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service Charge: £2,156

Insurance: £478

ENERGY PERFORMANCE

EPC rating C. Further information available upon request.

PLANNING

Subject to planning. The property is classified as Use Class E. 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.



22

Retail Units On-Site



40,717 sq.ft

Total Area



What Three Words

bunks.bright.every

ARMTHORPE CENTRE

SITE PLAN

M

EVOLVE
part of M^{Core}



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Viewing
Strictly via prior appointment
with the appointed agents



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**Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.

01-08-25 AUG25