



TO LET

**MI** UNIT 6

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

Occupiers Include



DONCASTER PET CLINIC  
FAITH DENTAL  
POSH CHARCOAL  
COPPA BAR & EATERY

# WOODFIELD PLANTATION

## UNIT 6

### 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, Faith Dental, Coppa Bar & Eatery and The Maple Tree public house.

### DESCRIPTION

The subject property is adjacent to Doncaster Pet Clinic & benefits from free customer parking to the front.

### UNIT SIZE

Total Area: 1,018 sq.ft (94.6 sq.m)

### RENT

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

### BUSINESS RATES

Rateable Value: £12,500. 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: £1,475 + VAT.

Insurance: £310 + VAT.

### 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.



9

Retail Units On-Site



9,737 sq.ft

Total Area



What Three Words  
diets.cowboy.bandstand

# WOODFIELD PLANTATION

# SITE PLAN



**Martin Wade**

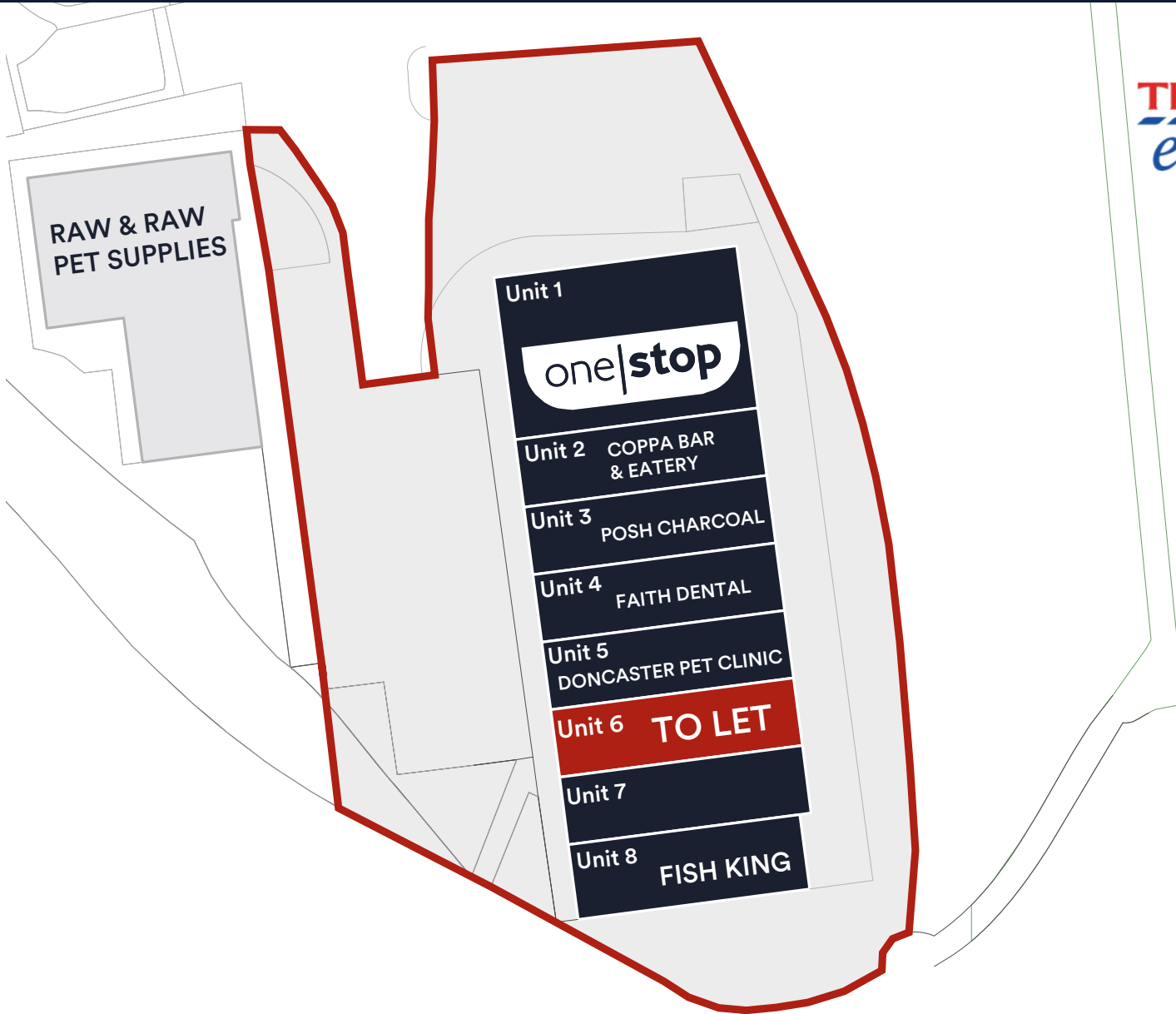
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**Viewing**  
Strictly via prior appointment  
with the appointed agent



**Richard Webster**

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