

TO LET

UNIT 6

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

Occupiers Include

one|stop

Speed Queen

DONCASTER PET CLINIC
FAITH DENTAL
POSH CHARCOAL

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, Spped Queen 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.



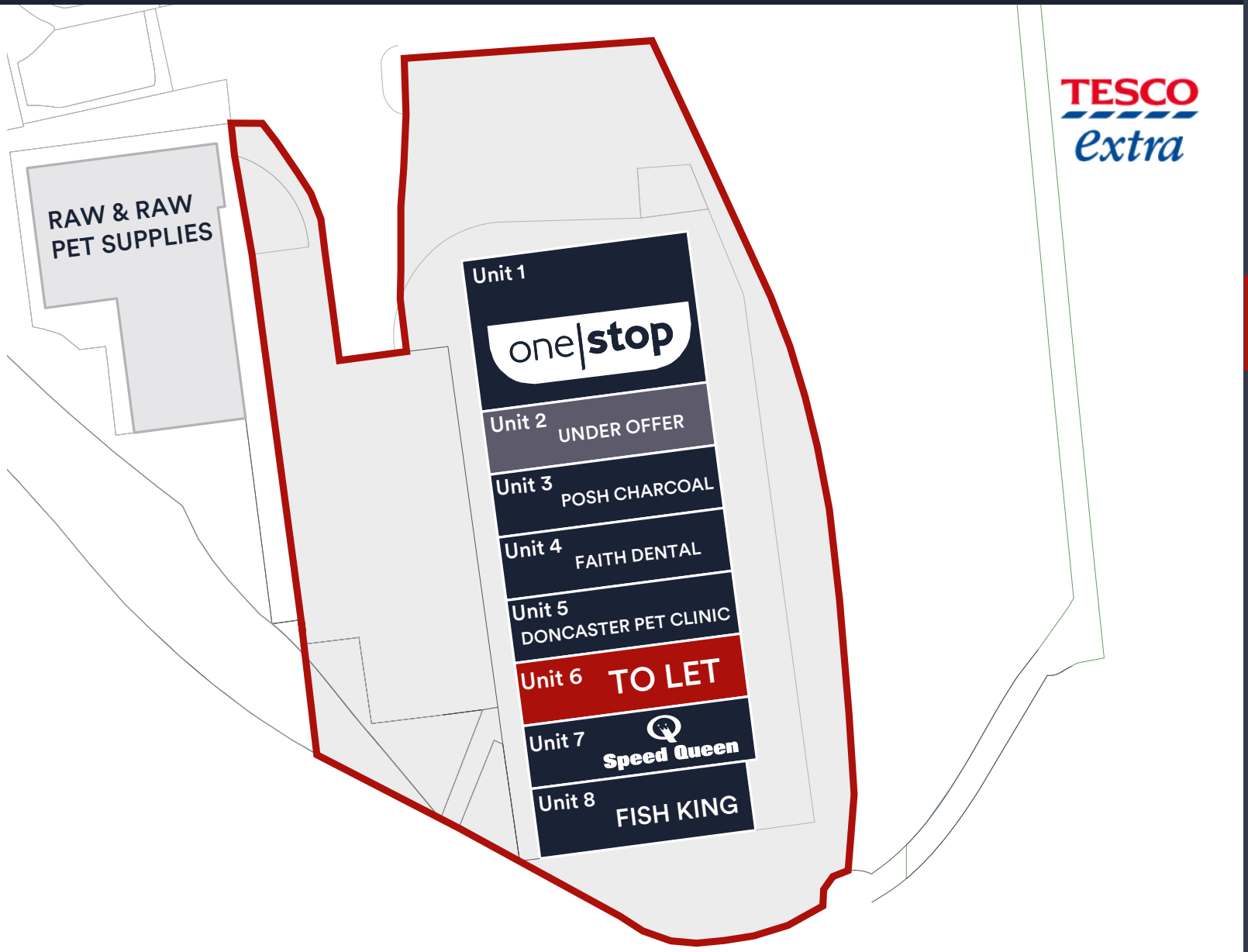
9
Retail Units On-Site

9,737 sq.ft
Total Area

What Three Words
diets.cowboy.bandstand

WOODFIELD PLANTATION

SITE PLAN



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.

10-11-26 NOV26

mcoreproperty.com

M®Core
LCP UK



Martin Wade
07503 060206
MWade@lcpproperties.co.uk

Viewing
Strictly via prior appointment with the appointed agent

NEWNS WEBSTER
PROPERTY CONSULTANTS

Richard Webster
07739 680472
0113 433 0117
rw@newnswebster.com

barnsdales™
01302 323 453
www.barnsdales.co.uk

Jason Barnsdale
07836 534040
jason@barnsdales.co.uk

James Humphreys
07944 938 254
james.humphreys@barnsdales.co.uk