



# TO LET

Retail Unit

1,021 sq.ft

(94.85 sq.m)

## Unit 5 Plantation Road, Balby, Doncaster, DN4 8RT

- Located approximately 3 miles south west of Doncaster city centre
- Established neighbourhood centre
- Existing hot food takeaway use
- Free onsite parking
- Neighbouring occupiers include One Stop, Rioja Bar & Grill, Room 4 Hair & Beauty and The Maple Tree public house

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## Unit 5 Plantation Road, Balby, Doncaster, DN4 8RT

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	1,021	94.85
<b>TOTAL</b>	<b>1,021</b>	<b>94.85</b>

### Description

The subject property is located on Plantation Road in a modern, convenience parade with free parking directly to the front. Neighbouring occupiers include One Stop, Room 4 Hair & Beauty, Floor Décor, Rioja Bar & Grill, Fish King, Diva Pets and The Maple Tree public house (Marston's)

### Rent

£17,500 per annum ex VAT.

### Rates

Rateable Value £11,750.

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 connected.

### Service Charge & Insurance

A service charge is payable – details available on request. The landlord insures the building and the premium is recovered from the tenant

### Energy Performance

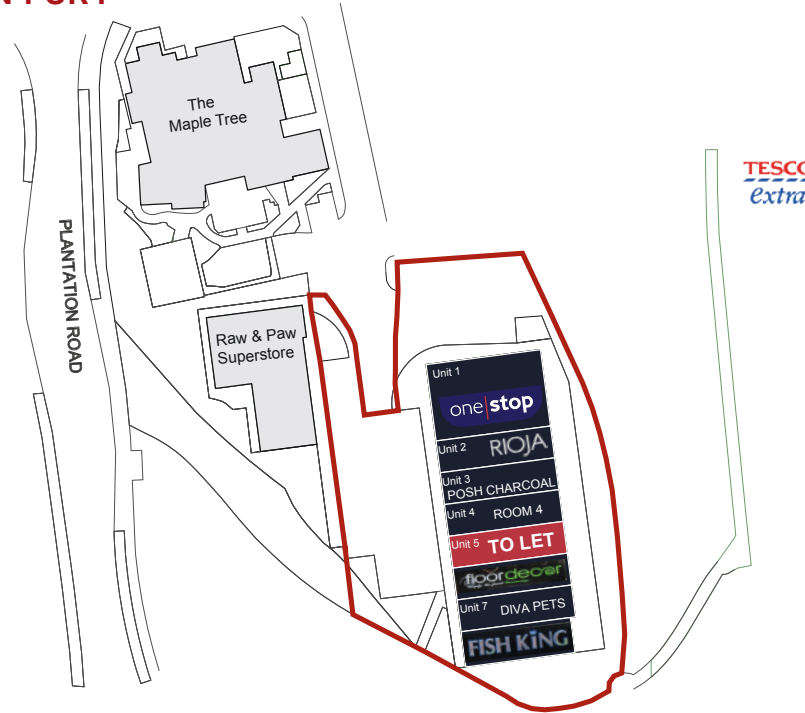
The property has an Energy Rating of B (32).

### Planning

We understand that the unit has planning consent for hot food takeaway use. It is the incoming tenant's responsibility to ensure 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

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, Room 4 Hair & Beauty, Rioja Bar & Grill and The Maple Tree public house.

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TESCO  
Extra

### Viewing

Strictly via prior appointment with the appointed agents:



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