



LWE

Commercial Property Advisers

# TO LET

# RETAIL UNIT

4/4A Marlowe Road, Barnby Dun,  
Doncaster, DN3 1AU



◆◆ DOUBLE FRONTAGE

◆◆ AVAILABLE  
IMMEDIATELY

◆◆ ROLLER SHUTTERS

◆◆ OPEN GROUND FLOOR  
RETAIL

LWE Commercial, The Orange Rooms, 46 Netherhall Road, Doncaster, DN1 2PZ

Phone: 01302 361445

E-mail: [enquiries@LWEstates.com](mailto:enquiries@LWEstates.com)

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## Location

The property is situated on Marlowe Road close to its junction with Church Road, Barnby Dun between the A18 and the A19 and 3 miles from junction 4 of the M18 which in turn links the A1, M62 & M180 motorways

Doncaster town centre is situated some 5.5 miles to the South.

Local occupiers include a Spar convenience store, Weldricks Pharmacy, Beyond Beauty, and three hot food takeaways.

## Description

The property comprises of a 2 storey building of brick construction under a tiled pitched roof.

There are two entrances to the front of the unit allowing the property to be split and off road parking for approximately 7 cars directly in front of the unit.

## Accommodation

The unit provides a ground floor sales area of 939 sqft (87.24 sqm) and provides access to the first floor that provides a further 914 sqft (84.9 sqm) split over a number of sales areas and treatment rooms.

Both floors benefit from WC's and a small kitchenette.

## Rents

Quoting rent of £20,000 pa for the entire building, exclusive of all other outgoings.

Incentives available subject to covenant.

## Terms

The unit is available in whole or in two parts on a new lease for multiples of 5 years on full repairing and insuring terms. Rent reviews will be upward only where applicable.

## Costs

Both parties will be responsible their own legal and professional costs incurred in this transaction.

## Planning

The property is assumed to have planning consent for A1 (Open retail) under the Use Classes Order 1987. Other uses maybe available subject to planning and landlord consent. Further enquiries for use class should be made to the letting agent.

## Rates

We are advised verbally by the Valuation Office Agency that the Rateable Value of the ground floor is current £6,500, making rates payable to the occupier of £3,159 (2008/2009). The first floor is still to be assessed.

For further information please contact the Valuation Office Agency

## VAT

Where applicable VAT will be charged at the subsisting rate on any other related transactions.

### All Enquiries to Sole Agents

**Jamie Smyth - 07725799437 or Jack Smith - 07515198715**

**LWE Commercial Property Advisers | 46 Netherhall Road | Doncaster | DN1 2PZ**

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Ref:210-44