



159 Balby Road, Balby,
Doncaster, DN4 0RG

Retail Premises To Let 192.47 sq m (2,071 sq ft) approx.



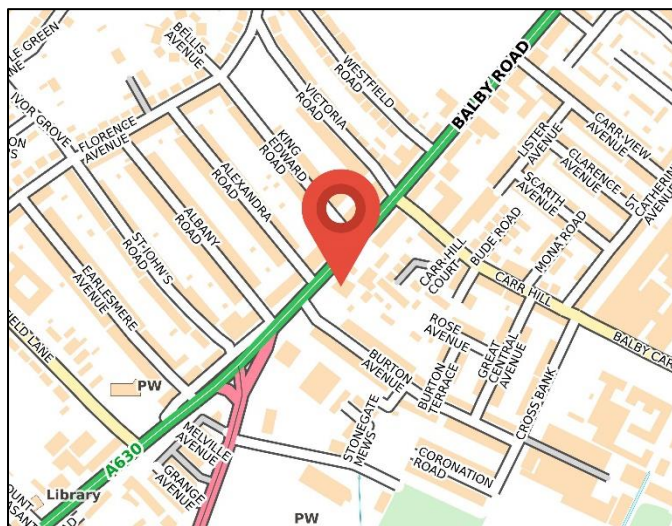
Location

The property has a high-profile frontage to the A630 Balby Road close to its junction with the A60 Sandford Road approximately 1 mile to the west of Doncaster City Centre.

The unit is in a mixed commercial/residential; area forming part of a small parade of retail units. Other occupiers include Tax assisted Accounting, Taylor Scotts Kitchen and Thrifty Car Hire.

Junction 36 of the A1M lies approximately 2 miles southwest of this property.

Lay-by car parking is available to the frontage, which is free of charge for 2 hours.



Description

The property is laid out to provide open plan retail area on the ground floor with staircase access to additional lower ground floor retail space/stores and 1st floor office.

The premises benefit from plate glass window frontage in timber frame with roller shutter curtain protection. Kitchen and W/C facilities are at lower ground floor level.

Summary

- High profile location frontage to the A630 Balby Road
- Suitable for a variety of different businesses
- Net Internal Floor Area 192.47 sq m (2,071 sq ft) approx.
- No business rates liability for eligible occupiers
- Car parking to property frontage

Accommodation

The accommodation has been measured on a Net Internal Floor Area basis and the following figures are provided for guidance purposes only:

	Sq m	Sq ft
Ground Floor	97.47	1,049
Lower Ground Floor	80.09	862
First Floor	14.91	160
Total Net Internal Floor Area	192.47	2,071

Lease Term

The property is available on a new full repairing and insuring lease for a term of years to be agreed by negotiation.

Rent

The property is available on a new full repairing and insuring lease for £12,500 per annum.

Business Rates

The property is included in the 2023 valuation list at a rateable value of £7,400.

As the rateable value is below £12,000, no business rates are currently payable if the premises are occupied by a company/individual as its sole trading property.

Services

We understand that mains electricity, water and drainage supplies are connected to the premises.

The mention of any appliances and/or services within these letting particulars do not imply that they are in full and efficient working order.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction and any stamp duty payable thereon.

EPC

A copy of the Certificate and Recommendation Report is available on request.

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Date: **January 2024** File Ref: **16574**



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