TO LET

M UNIT 7

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

Occupiers Include

one|stop

DONCASTER PET CLINIC
POSH CHARCOAL
COPPA BAR & EATERY

WOODFIELD PLANTATION

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

DESCRIPTION
The subject property is positioned adjacent to Floor Decor & benefits from free customer parking to the front.

UNIT SIZE
Total Area: 1,016 sq.ft (94 sq.m)

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

BUSINESS 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 available.

SERVICE CHARGE & INSURANCE
Service Charge: £1,290 + VAT.
Insurance: TBC

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

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What Three Words
diets.cowboy.bandstand

WOODFIELD PLANTATION

SITE PLAN

mcoreproperty.com

RAW & RAW
PET SUPPLIES

TESCO extra

Unit 1

one|stop

Unit 2   COPPA BAR & EATERY

Unit 3   POSH CHARCOAL

Unit 4   FAITH DENTAL LTD.

Unit 5   DONCASTER PET CLINIC

Unit 6   FLOOR DECOR

Unit 7   TO LET

Unit 8   FISH KING

M®Core LCP UK

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Viewing
Strictly via prior appointment
with the appointed agents

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