

# New Retail Development, Skellow Road

## Carcroft, Doncaster DN6 8HJ

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**750 - 2,286 SqFt** (69.68 - 212.37 SqM)

- Prominent new roadside development
- Available as a whole or can be divided
- Unit 1 let to Weldricks Pharmacy
- Busy location

# TO LET



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## LOCATION

The property is located just off Skellow Road in Carcroft, Doncaster approximately 6 miles to the north of Doncaster. The site's location on the north of Skellow Road and accessed from Chestnut Avenue is highly visible and nearby occupiers include Iceland, an Asda superstore, and Coffee Corner.

Carcroft is located in between the A1 and A19 and both major roads are easily accessible within minutes by car.

## DESCRIPTION

The property comprises a new and prominent road side retail development of up to 4 retail units just off Skellow Road in Carcroft, Doncaster.

Unit 1 has been LET to Weldricks Pharmacy while Units 2,3 & 4 currently comprise one larger space however could be subdivided to provide individual units from 750 sq ft up to the full area of 2,286 sq ft.

There will be a parking area to the front of the units for up to 10 vehicles.

## RENTPRICE

£15.00 per SqFt

## SERVICES

None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

EPCs will be prepared for the units once construction is complete.

## RATING

The adopted rateable values have not yet been assessed.

## VALUE ADDED TAX

Unless otherwise stated, all rents and sale prices are quoted exclusive of VAT. Any prospective lessee or purchaser must independently satisfy himself or herself as to the incidence of VAT in respect of any transaction.

## ACCOMMODATION

<b>Unit 1</b>	<b>1,668 SqFt (154.96 SqM)</b>
<b>Unit 2</b>	<b>750 SqFt (69.68 SqM)</b>
<b>Unit 3</b>	<b>750 SqFt (69.68 SqM)</b>
<b>Unit 4</b>	<b>750 SqFt (69.68 SqM)</b>
<b>Total</b>	<b>750 - 2,286 SqFt (69.68 - 212.37 SqM)</b>

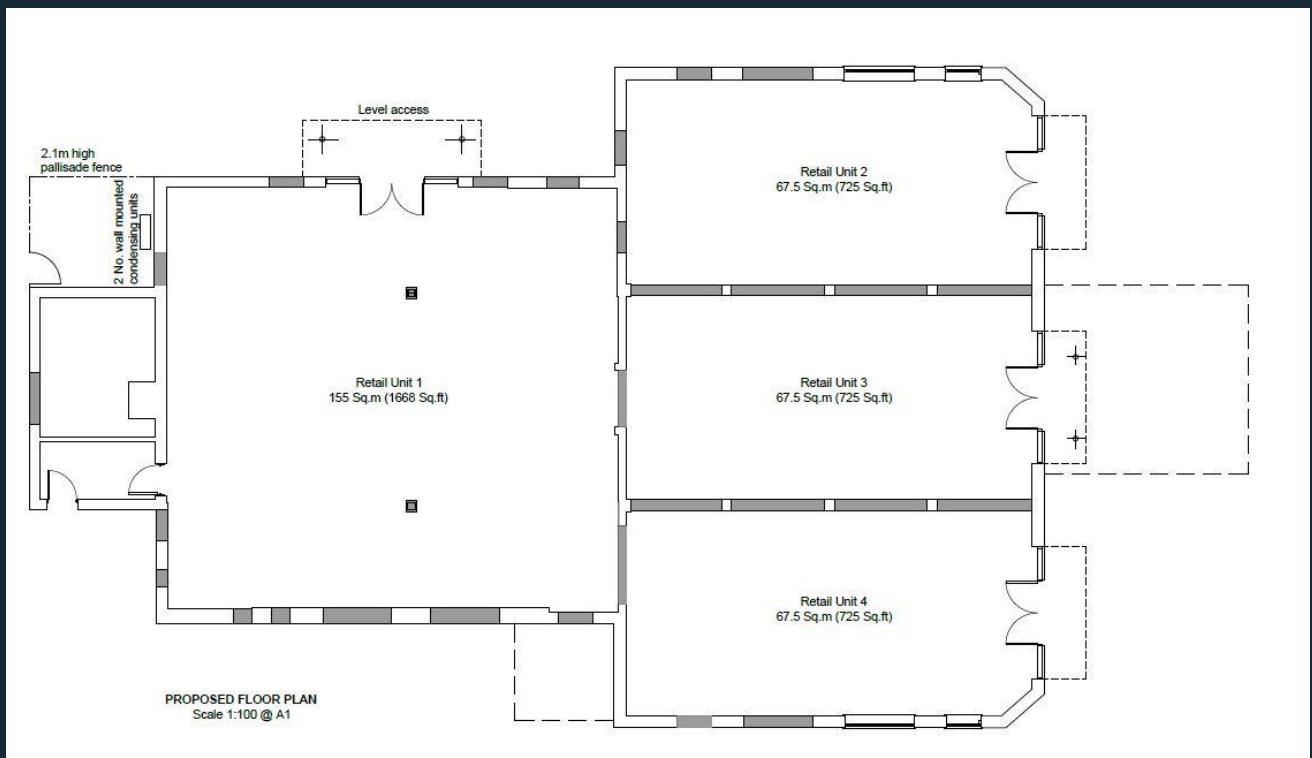
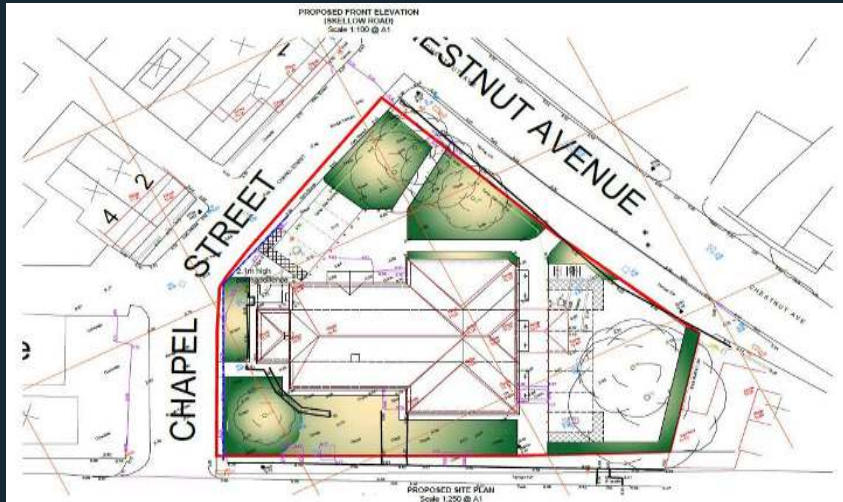
\*Indicates let



## INSPECTIONS & FURTHER INFORMATION

Viewings strictly by prior appointment with the agents:

Craig Goody MRICS  
Barnsdales - Chartered Surveyors  
Tel: 01302 308 182  
craig@barnsdales.co.uk



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