

228a Thorne Road

Doncaster, DN2 5AG

**Retail unit available to let,
suitable for a variety of uses,
with a stepped rental
incentive offered.**

621.72 sq ft
(57.76 sq m)

- Retail unit located on main route into Doncaster city centre
- Year 1 rent £6,950 pax. Year 2 onwards £8,400 pax.
- High footfall and vehicular traffic location
- Shop front with large storage rooms to the rear of the property
- Qualifying occupiers may benefit from 100% small business rates relief
- Both on and off road parking

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Summary

Available Size	621.72 sq ft
Rent	£6,950 - £8,400 per annum
Business Rates	Upon Enquiry
EPC Rating	D (80)

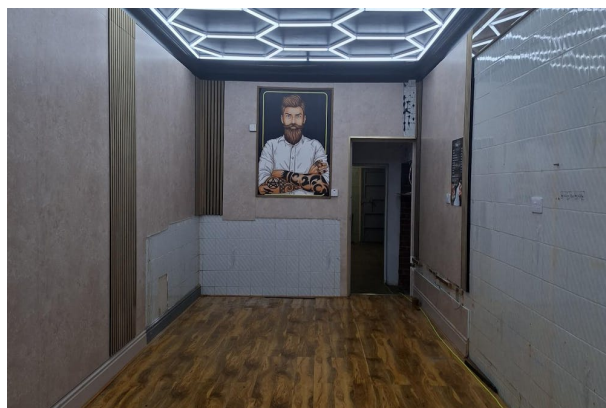
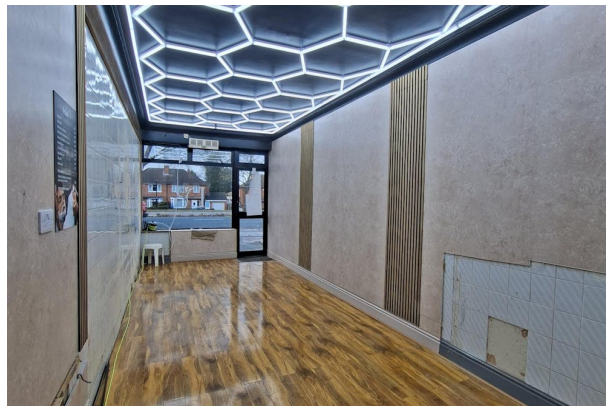
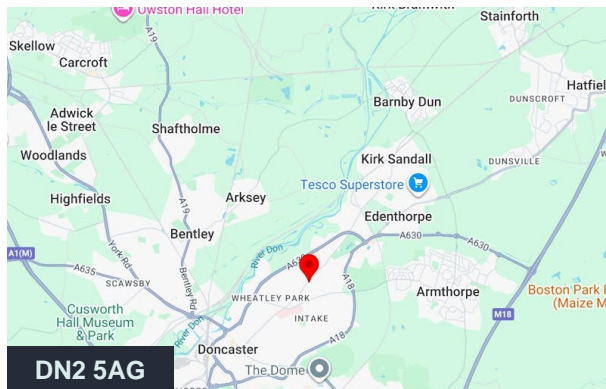
Description

This end-terraced property boasts a prominent, spacious shop frontage, complemented by an additional room (formerly a kitchen) and a range of practical storage areas to the rear, including a walk-in fridge, ideal for a variety of uses.

Perfectly positioned on a busy main arterial route into Doncaster city centre, the property offers good visibility and footfall, making it an excellent opportunity for a new business venture or the expansion of an existing brand.

Location

The city of Doncaster metropolitan borough has a local authority population of 310,000 people and offers a strategic location within the UK. The property benefits from being located 2.6 miles away from the train station. Doncaster is situated on the east coast mainline and provides journey times to London within 90 minutes.



Viewing & Further Information



Jess Berry

01302 493699 | 07816 264496

jess.berry@fishergerman.co.uk