

Retail Units

1,105-2,215 sq.ft

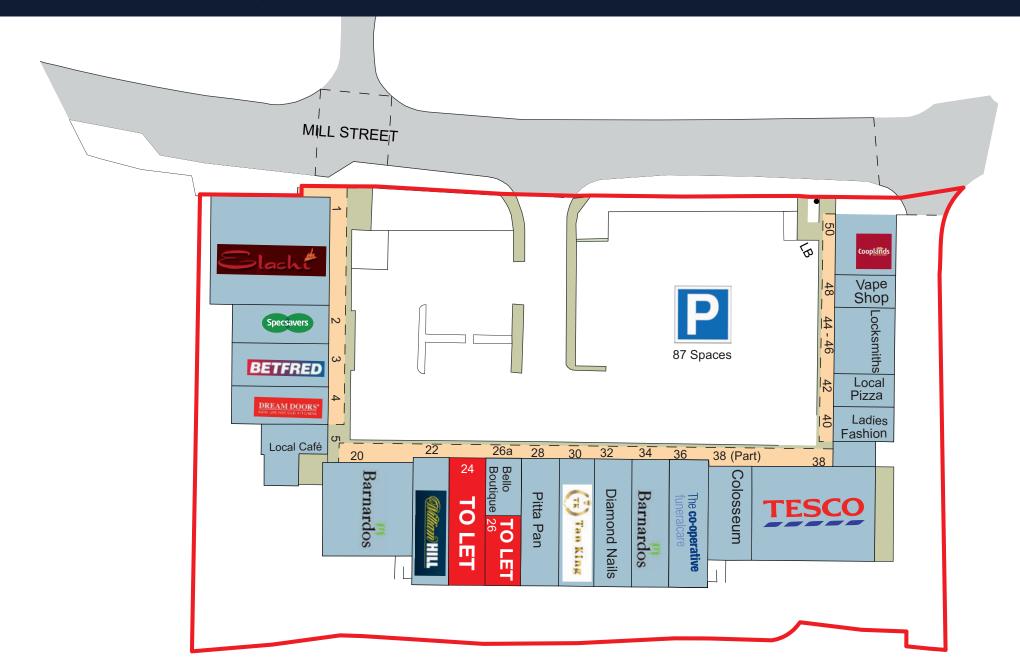
(102.7 - 205.8 sq.m)

# 24 and 26 Mill Street, Armthorpe, Doncaster, South Yorkshire, DN3 3DL

- Ample shopper car park
- Located in substantial residential area on outskirts of Doncaster
- Tenants include Tesco, Barnardos, William Hill and Co-Operative Funeralcare



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# 24 and 26 Mill Street, Armthorpe, Doncaster, South Yorkshire, DN3 3DL

Areas (approx. NIA)	Sq.ft	Sq.m
24 Mill Street	1,105	102.7
26 Mill Street	1,110	103.1
TOTAL	2,215	205.8

#### **Description**

Well-known occupiers in the development include Tesco, Barnardos, William Hill and Co-Operative Funeralcare, along with a wide range of independent retailers.

#### Rent

POA

#### Rateable Value

Unit 24: Rateable value of £10,750 per annum.

Unit 26: Rateable value of £8,500 per annum.

Rateable Value is subject to change in april 2023.

Interested parties are advised to make their own enquiries with the local authority.

#### Services

Mains electricity, water and drainage are connected to the property.

# Service Charge & Insurance

This unit participates in a service charge.

Unit 24: £1,841.22 per annum.

Unit 26: £1,849.55 per annum.

The Landlord will insure the premises the premiums to be recovered from the tenant.

# **Energy Performance**

C-69. 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.

### Location - DN3 3DL

The retail units are located in a good position on Mill Street within a popular residential area. Armthorpe can also be accessed from Junction 4, M18 via the A630 or alternatively via Ledger Way (A18) adjacent to Doncaster Race Course and Doncaster Road from the town centre.



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Guy Robinson M: 07552 725304 E: gtr@evolveestates.com