

**212 Warmsworth Road, Doncaster DN4 0TR****Leasehold £5,500 per annum****Freehold on application****TO LET (MAY SELL)****Retail - A2****Retail - A1****398 SqFt (36.97 SqM)**

- Highly visible retail unit
- Suitable for a variety of uses (stp)
- Off street parking for one car
- Has traded as a bookmakers for many years

**Location**

The unit fronts Warmsworth Road in a highly visible location just off the junction with the A1 on the carriageway heading into Doncaster almost immediately on the left hand side.

**Description**

Prominent retail unit to let (may sell) which has until recently traded as a bookmakers.

Please enquire for freehold sale price.

**Accommodation**

Largely open plan layout with separate WC.

Total: 398 SqFt (36.97 SqM)

**Services**

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

**Rating**

The adopted rateable value in the 2010 list is £3,350.

**Availability**

Leasehold £5,500 per annum

Freehold on application.

SUBJECT TO CONTRACT

**Legal Costs**

Each party is to be responsible for their own legal costs incurred in this transaction.

**Value Added Tax (VAT)**

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.

**Fire Risk Assessment**

We have assumed that a suitable and sufficient Fire Risk Assessment has been carried out. Under the Regulatory Reform (Fire Safety) Order 2005 this assessment needs to be recorded in writing where there are five or more employees, the property is under enactment of a licence or where an alterations notice has been served.

**Inspections & Further Information**

Viewings are strictly by prior appointment with the agent, no direct approach may be made to the property. For an appointment to view, please contact the agent.

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**Energy Performance Certificate (EPC)**

An Energy Performance Certificate for this property has been instructed and will be available shortly. Please enquire of the agents for more information.

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