

5 Silver Street
Thorne, Doncaster DN8 5DT

TO LET - RETAIL

107 SqM (1,151.75 SqFt)

- Excellent fit out
- Regular footfall
- Nearby parking
- Close to pedestrian crossing

TO LET

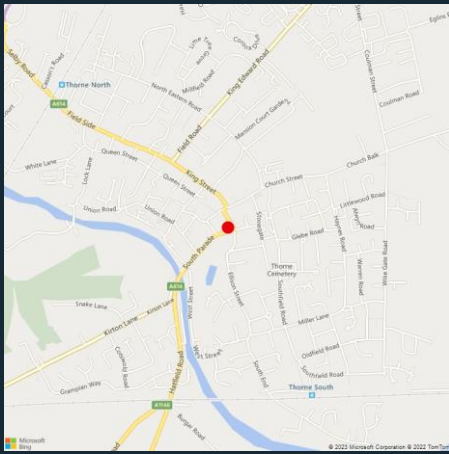


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4 Sidings Court, Doncaster DN4 5NU



LOCATION

Located centrally to Thorne Town Center the property is located on a main arterial route connecting Thorne to the M18/M180 motorway and within close proximity to surrounding villages of Stainforth and Hatfield with easy access into Doncaster City Centre.

DESCRIPTION

Former bank building now available To Let. An excellent opportunity to take retail space in Central Thorne located ideally on a pedestrian crossing across from a larger car park generating excellent amounts of footfall.

Internally the property is fit to a high standard of decor throughout with large tiled open front retail space with a number of rear spaces suitable for either office/treatment or general storage rooms; beyond this the property provides a kitchen and breakout area. All enquiries sought and suitable for a variety of retail uses.

RENT

£15,000 per annum

SERVICES

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC Rated - D

RATING

The adopted rateable value is not known not available or not applicable unless specified.

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

Ground Floor	1,151.75 Sqft
Total	107 SqM (1,151.75 SqFt)

INSPECTIONS & FURTHER INFORMATION

Viewings strictly by prior appointment with the agents:

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1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these particulars as to the property(s) are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Barnsdales nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 5. None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe and working order.

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