FORMER TURF TAVERN
COLLEGE ROAD
DONCASTER
SOUTH YORKSHIRE
DN1 3JH

CENTRALLY LOCATED GROUND FLOOR RETAIL PREMISES

TO LET.

- Ground Floor Retail / Office Unit
- 198.7 Sq M (2,139 Sq Ft)
- Prominent Location Within Doncaster's Civic And Cultural Quarter
- Excellent Access To Local Amenities And Public Transport Links

FLINT
REAL ESTATE



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LOCATION

College Road occupies a prominent town-centre location within Doncaster's Civic and Cultural Quarter, benefiting from close proximity to a range of retail, leisure, professional and public amenities.

The property is well connected to the wider road network, with convenient access to Doncaster railway station, bus interchange, A1(M) and M18, making it an accessible location for both staff and visitors.

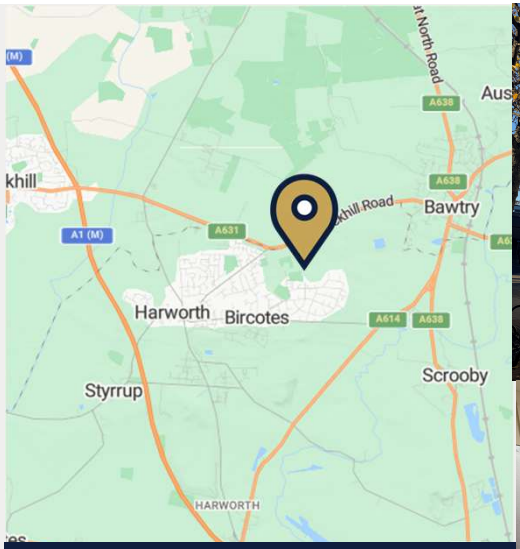
DESCRIPTION

A ground floor commercial unit situated on a main road location in the heart of a trading area. The unit benefits from the below specification:

- Open plan space
- Various offices
- W/C & Kitchenette
- High levels of footfall & roadside visibility
- Suit a range of retail and professional uses

ACCOMMODATION

198.7 Sq M (2,139 Sq Ft)



SAT NAV: **DN1 3JH**

/// **GRADES.GOODS.AGENTS**







RENT & TERMS

Available on terms to be agreed.

Asking rent is £15,000 per annum exclusive

SERVICES

Mains water and electricity are connected to the property.

BUSINESS RATES

Ratable Value: TBC

Potential for Business Rates Relief.

AML

Tenants will have to supply information to comply with Anti Money Laundering Regulations.

VAT

Rent is quoted exclusive but may be subject to VAT.

EPC

Rating: TBC

VIEWINGS

By appointment with the Sole Agents below:

Ben Flint

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