



The Old Bank, 12 Market Place, Thorne,
Near Doncaster, DN8 5DP
Retail/Office Unit – To Let



Summary

- High profile roadside position within Thorne town centre
- Landmark building offering retail/office and ancillary accommodation
- Total usable floor area of 61 sq m / 652 sq ft approx.
- Available on rental terms
- Close to free of charge town centre car parking

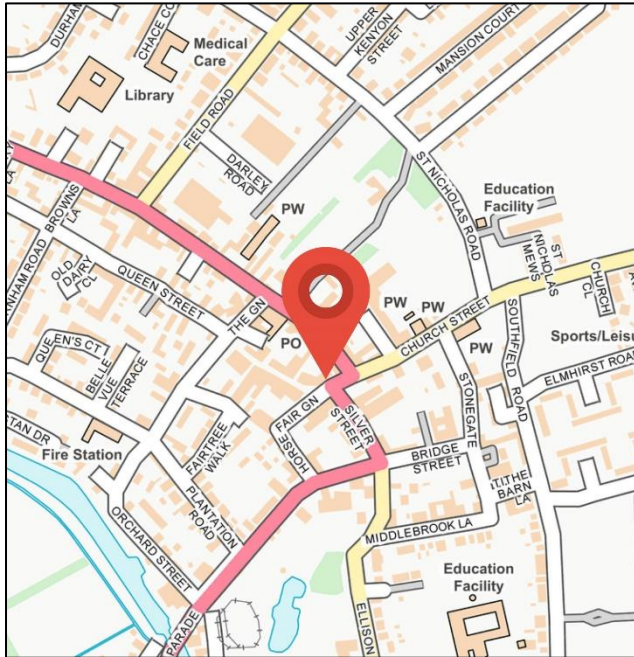
Location

The property has a high profile position in Thorne town centre at the junction of Market Place and Finkle Street.

Thorne is a busy market town lying approximately 10 miles to the north east of Doncaster and benefits from a full range of amenities, services and shopping facilities.

The town is well connected to Junction 6 of the M18 at a journey distance of 1 mile approx.

Car parking in the town centre area is free of charge.



Description

The property is an attached two storey building laid out to provide flexible space with rear stores/utility space at ground floor level and side staircase leading to male/female WC facilities and kitchen/storage room on the first floor

The ground floor benefits from high vaulted ceilings with original cornice features, plate glass window frontage and feature tiling.

The property is presented in refurbished condition, ready for immediate use by an incoming occupier.

Accommodation

The accommodation has been measured on a Net Internal Floor Area basis and the following figures are provided for guidance purposes only:

	Sq m	Sq ft
Ground Floor		
Retail/ Office Area	36.03	388
Ancillary	6.71	72
Rear Stores	9.68	104
First Floor		
Kitchen/ Store, Male/Female WC Facilities	8.21	88
Total Net Internal Floor Area	61	652

Terms

The property is available on a new full repairing and insuring Lease for a term of years to be agreed by negotiation.

Rent

The quoting rent is £8,000 per annum exclusive, with incentives based on length of agreed lease term and status.

Business Rates

We understand that the property is included in the 2017 valuation list at a rateable value of £9,800.

As the rateable value is below £12,000, there are currently no rates payable if the property is occupied as a purchaser/tenant's sole business premises.

Please note, the above figures do not constitute the business rates payable.

Services

Mains electricity, water and drainage supplies are connected to the premises.

The mention of any appliances and/or services within these particulars do not imply that they are in full and efficient working order.

EPC

A copy of the Certificate and Recommendation Report is available on request.

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