



38-40 Micklebring Grove, Conisbrough,
Doncaster, DN12 2LG
Retail To Let 74.8 sq m (806 sq ft)



Summary

- Good size suburban retail unit
- Net usable floor area of 74.86 sq m (806 sq ft) approx
- Flexible layout suitable for most retail uses
- Affordable rent/walk up car parking
- Fully fitted air conditioning.
- Available for immediate occupation by way of an assignment or sub-lease

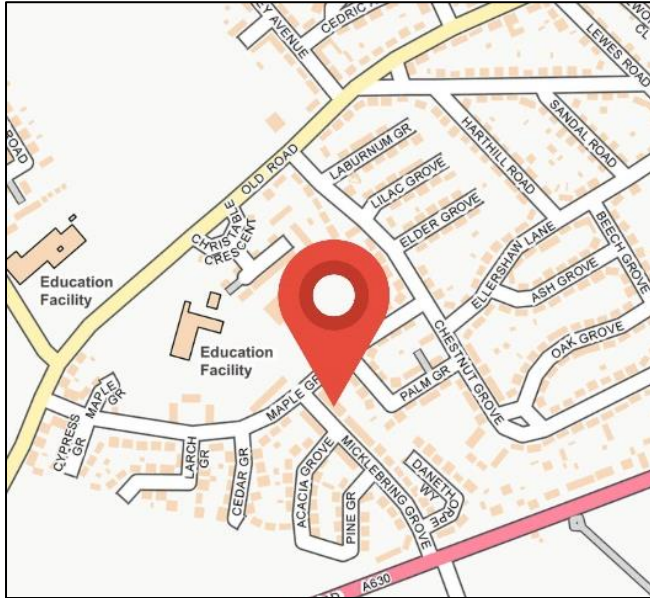
Location

The property is located approximately 1 mile to the southwest of Conisbrough town centre in a largely residential area.

Adjacent shop units are occupied by a Grocers and General Store, a Fish and Chip Shop and an Indian Takeaway.

Micklebring Grove connects into the A630 Sheffield Road, providing easy link to Junction 36 of the A1M (4 miles approx.).

Conisbrough is a popular town with the usual complement of amenities and services lying approximately 8 miles to the southwest of Doncaster and 8 miles to the northeast of Rotherham.



Description

The property comprises a ground floor lock up shop unit within a precinct of similar style retail premises with residential flats at first floor level.

Internal layout is largely open and flexible with ancillary WC and kitchen facilities together with passageway leading to the rear yard which provides car parking and loading area.

The main retail space has a plate glass window frontage, suspended ceiling with inset lighting and benefits from ceiling mounted air conditioning cassettes.

A layby to the immediate frontage allows for short term customer parking.

Accommodation

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

	Sq m	Sq ft
Main Retail Area	66.42	715
Kitchen	4.45	48
WC/Store/Corridor	3.99	43
Total Usable Floor Area	74.86	806

Terms

The property is available by way of an assignment of our client's 12 year effective FRI lease from 29th September 2015 at a current rent of £6,100 per annum with rent reviews on 29th September 2021 and 29th September 2024 and tenant break option on 29th September 2024.

Alternatively, our clients would consider a sub-lease at the passing rent for a term of years to be agreed by negotiation.

Legal Costs

Each party will be responsible for their own Legal expenses.

Business Rates

The property is included in the 2017 valuation list as "shop and premises" at a rateable value of £4,650.

As the rateable value is below £12,000 there are currently no rates payable for companies occupying the property as their sole business premises

Services

Main's electricity, water and drainage supplies are connected to the property.

Heating is by way of ceiling mounted air conditioning cassettes fitted to the main retail area.

The mention of any appliances and/or services within these letting 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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Date: **October 2021** File Ref: **14950**



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