

RETAIL / OFFICE / TRADE
COUNTER & STORES

TO LET.

CENTRAL AVENUE OFF HIGH ST • BENTLEY
DONCASTER • DN5 0AR



- Trade Counter / Retail Unit & Stores / Workshop
- Useful Compound & Parking Areas
- Secure Fenced & Gated Site

- 3,849 Sq Ft (357.59 Sq M)
- Suitable for a Range of Uses
- Former Builders' Merchants



FLINT
REAL ESTATE



DESCRIPTION

Former builders' merchant trade counter / retail unit with rear stores and small yard, ideal for a range of business uses STPP

- Total area: 3,849 Sq Ft GIA
- Useful workshop / storage areas of 2,368 sq ft GIA
- Two access points
- Rear external contained yard / storage areas
- Suit various industrial / trade / office / retail uses
- W/C and kitchenette facilities
- Vehicle loading areas to storage units
- Open plan retail area
- Off street parking and useful yard area
- Ideal office and storage / workshop for a contractor / builder



LOCATION

Situated on Central Avenue, off High Street, in Bentley – a well-established, densely populated suburb around two miles north of Doncaster city centre. The area offers a strong local amenity base along Bentley High Street and benefits from excellent connectivity, with easy access to the A19, A638 and A1(M), linking to the wider motorway network including the M18 and M1.

Bentley railway station is close by with frequent services into Doncaster (5–10 minutes) and onward connections to Sheffield and Leeds, complemented by regular bus routes into the city centre.

The property occupies a prominent trading position, having historically traded as a Builders Merchants, with good visibility and access suited to trade counter, retail or similar commercial uses.



SAT NAV: DN5 0AR



BEAM.SWEAT.GRIT



ACCOMMODATION

The building extends to a Gross Internal Area as follows:

	Sq M	Sq Ft
Trade Counter / Office	137.59	1,481
Workshop / Stores	220	2,368
Total	357.59	3,849

ASKING RENT

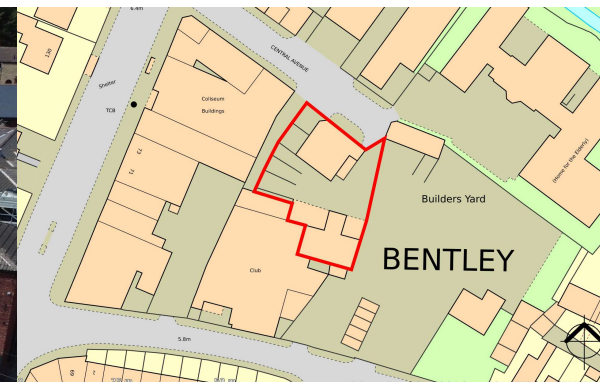
£36,000 per annum exclusive (£3,000 pcm)

LEASE TERMS

The property is available to lease on FRI terms to be agreed.

BUSINESS RATES

The Rateable Value is not yet available. Please contact the VOA for more information.



VIEWINGS

By appointment with the Sole Agents below:

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SERVICES

Mains services are connected to the property.

EPC

To be confirmed.

VAT

Rent and other monies due are subject to VAT

AML

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