

Dresler Smith

CHARTERED SURVEYORS

GROUND FLOOR SHOP TO LET EITHER WITH 'CURRENT HAIRDRESSER' FITTINGS OR AS A SHELL FROM OCTOBER 2026



UNIT 14 THE PARADE, CHURCH STREET, ARMTHORPE, DN3 3AG

LOCATION/SITUATION

This shop forms part of an established main road parade adjacent to **Morrisons** and opposite **B&M** in this popular village. **Greggs & Card Factory** are located directly opposite.

For over 30 years the unit has traded as a hairdresser. The landlord on this parade has been keen to maintain different uses in every shop trying to avoid competition. Therefore, this unit can now be let as a family hairdresser or any other use that is not already existing on the parade

ACCOMMODATION

The shop is arranged on ground floor only with a front salon/shop floor area. A separating wall leading to rear ancillary/storage/kitchen/wc facilities providing the following approximate dimensions and net internal areas:

Front Sales	313sqft	29.5sqm
Rear area	156sqft	14.5sqm
Total NIA	479sqft	44.0sqm

The property is available by the way of a new effectively full repairing and insuring lease with 5 yearly upward only rent reviews and an initial passing rent of **£10,250pax**.

SUBJECT TO CONTRACT & VACANT POSSESSION

RATES

Rateable Value	£ 7,500
UBR (2026/2027)	£ 0.382
Rates payable	£ 2,865

Interested parties should verify these figures with Doncaster Metropolitan Borough Council Business Rates Department (Tel:01302 734444).

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

VIEWING

The tenant does not vacate the unit until 7 October 2026. Please do not approach directly.

All enquires or arrangements to view should be via the sole agents, Dresler Smith.

David Dresler (Tel: 0113 245 5599)

davidd@dreslersmith.co.uk

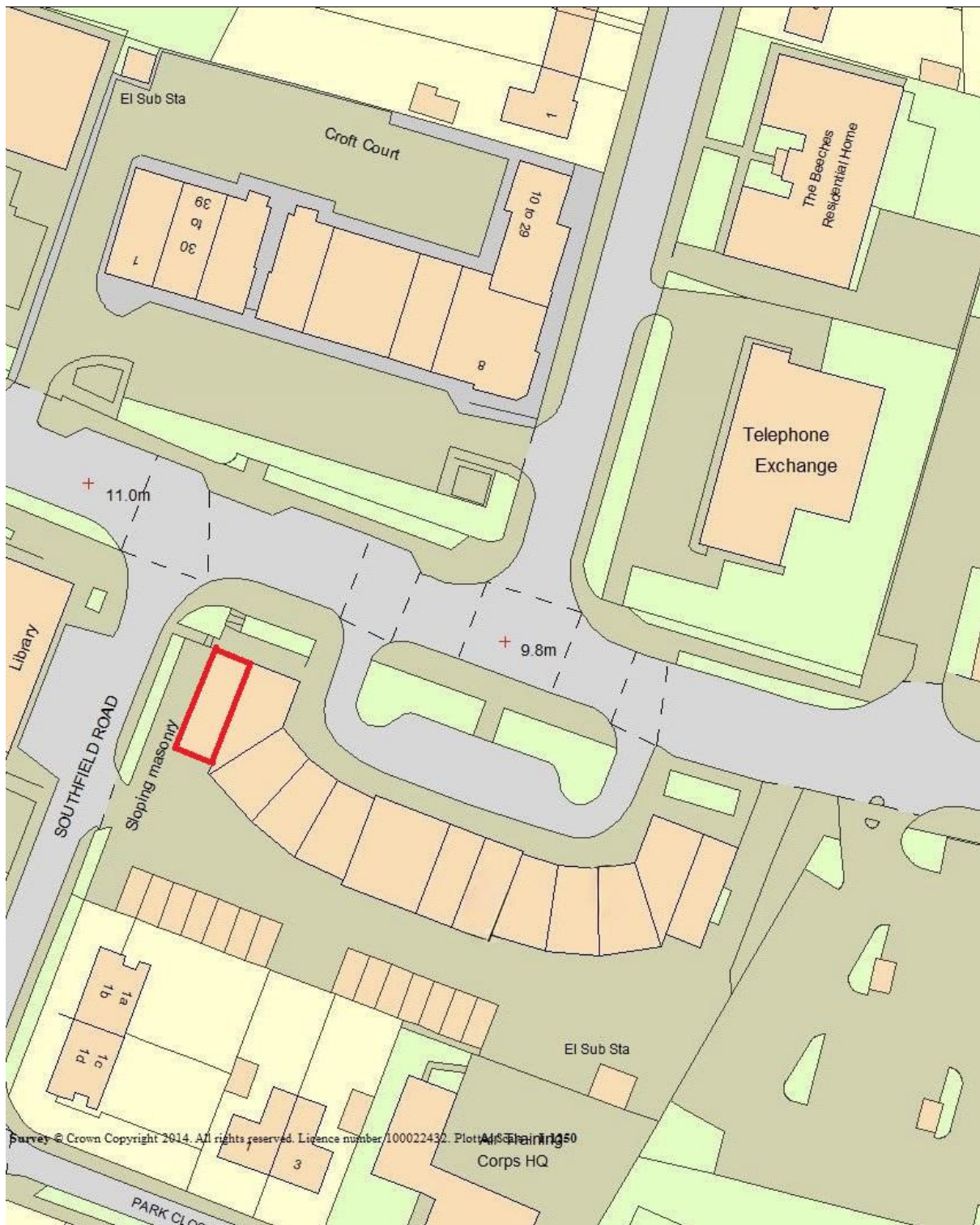
Karen Allen (Tel: 0113 245 5599)

karena@dreslersmith.co.uk

EPC

Attached

Date of particulars: September 2026



IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

Dresler Smith on its behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Dresler Smith has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT.

Energy performance certificate (EPC)

14 The Parade
Church Street
Armthorpe
Doncaster
DN3 3AG

Energy rating

C

Valid until:

28 August 2036

Certificate number:

4168-2403-3238-9029-5314

Property type

Retail/Financial and Professional Services

Total floor area

49 square metres

Rules on letting this property

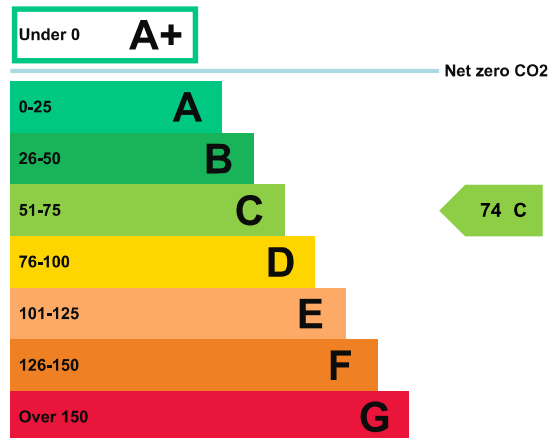
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built

10 A

If typical of the existing stock

41 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	43.86
Primary energy use (kWh/m ² per year)	453

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4227-0465-4371-8617-4872\)](/energy-certificate/4227-0465-4371-8617-4872).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Kate Holcroft
Telephone	07877714016
Email	kate@whiteroseepc.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/028173
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	White Rose EPC
Employer address	30 Layton Lane, Rawdon, Leeds, LS19 6RG
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	25 August 2026
Date of certificate	29 August 2026
