COMMERCIAL PROPERTY PARTNERS

To Let
47 Doncaster Road
Armthorpe
Doncaster
DN3 2BU

Prominent Retail Premises

572 Sq Ft (53.14 Sq M)

- Recently fully refurbished
- Popular suburban location
- Car parking in front of premises

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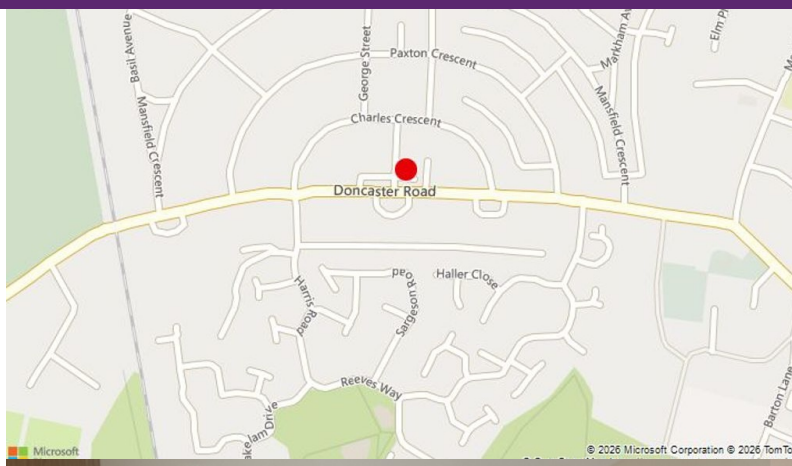

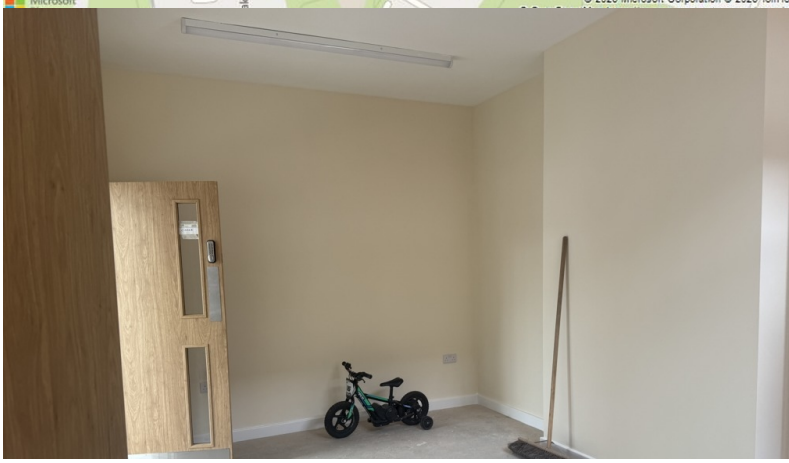

Location

The properties are located in the village of Armthorpe, approximately 4.2 miles South West of Doncaster Town centre. Junction 4 of the M18 is approximately 2.6 miles east the Subject properties. Doncaster train station is approximately 4.3 miles South West of the Subject.

Description

The subject property is a mid-terraced, ground floor retail unit, fronting Doncaster Road. The unit has recently been refurbished to provide a clean, open plan sales area, with staff amenity area to the rear, including WC and tea point. There is also the benefit of off-road customer parking immediately in front of the premises.

Accommodation

DESCRIPTION	SQ FT	SQ M
GF 49	576	53.51
TOTAL	**572 SQ FT**	**53.14 SQ M**

Terms

The property is available to rent on new lease terms to be agreed. The quoting rent is £15,000 per annum.

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

EPC Rating

EPC Available upon request

Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

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October 2026

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