

# TO LET



**UNIT 2 WHITE ROSE RETAIL CENTRE, WHITE ROSE  
WAY, DONCASTER, DN4 5FT**

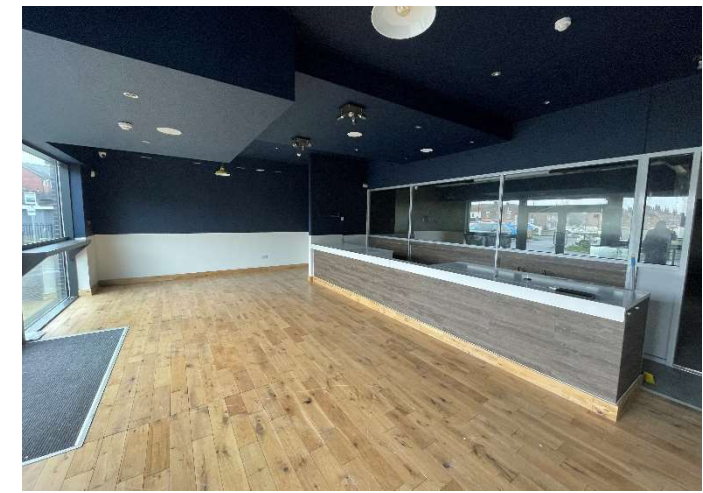
- Retail / food retail unit
- Prominent, highly visible location
- Next to Greggs, Subway & Indigo Sun
- 25,000 vehicle movements per day
- NIA: 124.58 Sq M (1,341 Sq Ft)

# TO LET – RETAIL UNIT IN PROMINENT, HIGHLY VISIBLE LOCATION

## Property Summary

Modern retail unit occupying a prominent position within a popular roadside retail development with 25,000 vehicle movements per day and located in between Greggs & Subway

- Total NIA: 124.58 Sq M (1,341 Sq Ft)
- Modern retail unit suitable for various retail and food retail uses
- Prime position within established retail development
- Greggs, Subway & Indigo Sun next door
- Located on a busy roundabout junction
- Excellent road links to the M18, A1 and city centre
- Prominent, highly visible building
- Electrical vehicle charging on site
- Over 25,000 vehicles pass the site per day
- Incentives available for fit out (subject to status)
- Rent on application – please contact the agent



## Contact

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## Location

The property is located in a prominent, highly visible position off Carr House Road (A18) which forms part of arterial Sidings Roundabout linking White Rose Way with the city centre and A638.

Over 25,000 vehicles pass the site per day.

The property is well situated to make use of Doncaster's excellent road network, with J35 & J36 of the A1 within a short drive time, and J3 of the M18 only 2 miles away via White Rose Way. Doncaster city centre is just 0.5 miles away. The wider suburbs of Doncaster are made easily accessible by the properties connections to the cities road network, with it being able to take advantage of it's central location.

White Rose Retail Centre is a new mixed use development providing high quality retail, office and residential space. Greggs, Subway and Indigo Sun are on site making this a prime trading position throughout the morning, day time and evenings.



[SATNAV: DN4 5FT](#)  
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## Description

- Modern, high quality retail space
- Suit various retail and food retail uses
- Attractive glazed shop frontage
- 3 phase electricity and gas supply
- Commercial kitchen area in situ
- On site parking
- Most recently used as a takeaway restaurant

## Accommodation

Total Net Internal Area: 124.58 Sq M (1,341 Sq Ft)

Available for occupation immediately.

## Lease Terms

The property is available to lease on FRI terms to be agreed however a minimum term of 5 years is envisaged.

## Asking Rent

Rent on application – please contact the agent.

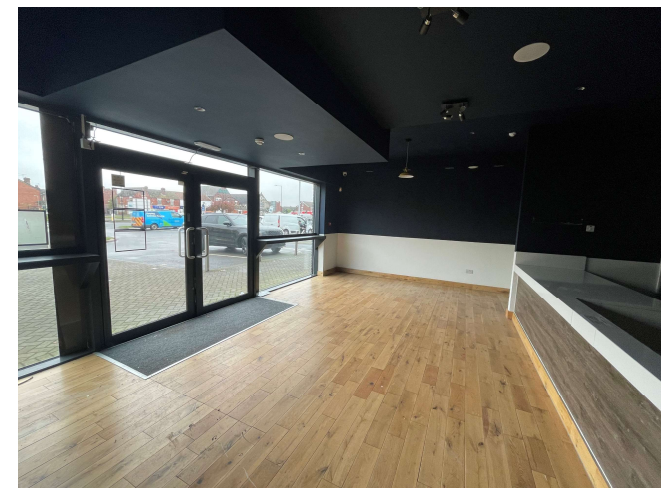
In addition there is a service charge for the maintenance of the communal areas.

## Services

Mains water, drainage, electricity and gas are connected.

## Business Rates

£17,250 Rateable Value. Please note this is not the rates payable.



# UNIT 2, WHITE ROSE RETAIL CENTRE, WHITE ROSE WAY, DONCASTER

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## Anti Money Laundering

Tenants are required to comply with Anti Money Laundering Regulations.

## VAT

Rents are quoted exclusive but may be subject to VAT.

## Viewings

By appointment with the Sole Agent.

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