

**REDUCED RENTS
FLEXIBLE TERMS**

Retail

Retail Warehouse Unit

To Let

Bungalow Road, Edlington, DN12 1DL



- In close proximity to ASDA and Fulton Foods.
- 843.3 sq m (9,078 sq ft) of retail warehouse space.
- Situation in Edlington, 5 miles south west of Doncaster.
- Excellent transport links to the A1, M18 and M1.
- Large surfaced car park with circa 90 car parking spaces.
- 0.93 acre plot

Location

The property is located off Edlington Lane, which forms the main road through Edlington, a town approximately 5 miles south west of Doncaster. The property benefits from excellent transports links lying in close proximity to the Junction 35/36 of the A1 and Junction 2 of the M18. The immediate population of Edlington has approximately 8,276 people (Office for National Statistics – 2001).

The property is located behind ASDA and Fulton Foods. The property is adjacent to Diocese of Hallam Primary school and Martinwells Centre which houses a range of NHS and local authority services, including two doctors' practises, library, dental surgery and community health, social care and neighbourhood teams.

Description

The property comprises a steel portal frame building beneath a pitched roof with glazed retail frontage. Internally the property is split into two main parts, a cleared sales area and a storage area, accessed from the side of the sales area to the rear. The storage area houses staff WC's, offices and a kitchenette, located on a mezzanine.

The windows and doors have external electric roller security shutters, with twin entry doors at the front. The property has a side service roller shutter door to the private service yard. The property has the benefit of parking in front of the unit, with circa 90 car parking spaces.

Accommodation

The premises are arranged on the ground floor and the approximate Gross Internal Area is as follows:

Floor	Sq M	Sq Ft
Ground Floor	835.7	8,996
Mezzanine	7.6	82

Lease

The property is available by way of a new effective FRI lease, for a term of years to be agreed.

Rent

For details of rent please contact the letting agents.

Rates

Interested parties are advised to make their own enquiries with the Local Authority, Doncaster Council, for verification purposes. We have been verbally advised the property is assessed as follows:

Rateable Value	£46,500
UBR (2018/19)	£0.493
Rates Payable	£22,925

VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction

Viewing

All viewings are strictly by prior appointment:

WSB Property Consultants LLP
36 Park Cross Street
Leeds
LS1 2QH
Tel: 0113 234 1444

Contact: Adam Mobley / John Reid
E-mail: amobley@wsbproperty.co.uk /
jreid@wsbproperty.co.uk

Subject to Contract

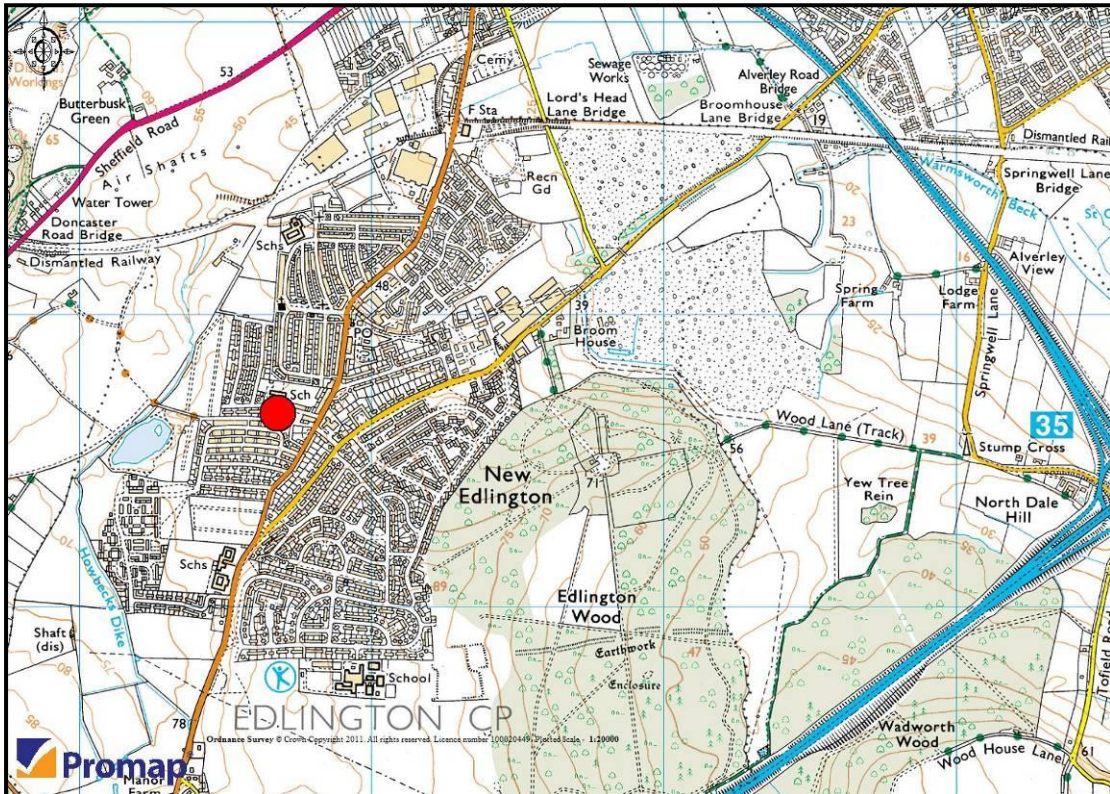
Rev Oct 2018



Not to Scale



Not to Scale



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PROPERTY CONSULTANTS
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www.wsbproperty.co.uk
0113 234 1444

Energy Performance Certificate

Non-Domestic Building



Netto Food Store
Bungalow Road
Edlington
DONCASTER
DN12 1DL

Certificate Reference Number:
0090-7992-0352-7560-4064

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

◀ **44**

This is how energy efficient the building is.

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	870
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	79.18

Benchmarks

Buildings similar to this one could have ratings as follows:

16 If newly built

44 If typical of the existing stock