

**Wheatley Shopping Park  
Doncaster  
DN2 4PE**



**RETAIL UNIT AVAILABLE  
OPEN AI PLANNING CONSENT**

**Location**

Wheatley Centre Shopping Park is located approximately 2 miles to the North-East of Doncaster city centre, prominently situated on the A630 with easy access to and from both the A1(M) and the M18.

Retailers include Asda, Jollyes, Argos, Matalan, Buzz Bingo, Poundland, TK Maxx and Wilko. Other nearby occupiers include, M&S Food, Next and Sport Direct.

**Accommodation**

The scheme extends approximately 21,553 sq m (232,000 sq ft) incorporating 747 car parking spaces.

The available unit is The premises comprise a purpose built retail warehouse unit designed over ground floor level, providing the following approximate gross internal floor area:-

Ground Floor: 945 sq m (10,181 sq ft)

**Tenure**

The premises are available by way of a new sub-lease for a term and rent to be agreed.

**Rates**

We are verbally advised by the Local Rating Authority that the premises are assessed for rating purposes as follows:

Rateable Value: £221,000

UBR(2019/2020): 50.4p

Rates Payable: £111,384

**Viewing**

For further information or to arrange an inspection please contact:

Hamish Smith: 020 7569 9908

– [hs@smart-4.co.uk](mailto:hs@smart-4.co.uk)

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For further details

020 7569 9900

EPC available on request

Subject to Contract and Exclusive of VAT

These particulars and the descriptions and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Smart 4 Limited, 3 Hanover Square, London W1S 1HD.

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