

## NEW RETAIL UNITS TO LET

### WEST END LANE, ROSSINGTON, DONCASTER, DN11 0FA



#### LOCATION & DESCRIPTION

The new retail development is situated on the edge of Rossington approximately 3 miles south of Doncaster, with easy access from J3 M18, via the Great Yorkshire Way. There is a resident population of 99,000 within a 10 minute drive (Source: StorePointGeo).

The development comprises a new Lidl food store together with the adjacent proposed retail terrace extending to 6,100 sq ft (567 sq m), plus 40 car parking spaces.

Pheasant Hill Park, opposite the site, has outline planning permission for 1,200 new homes, of which 521 are either in build or completed. The planning permission includes other uses such as an hotel, restaurant, petrol filling station, community building and a school.

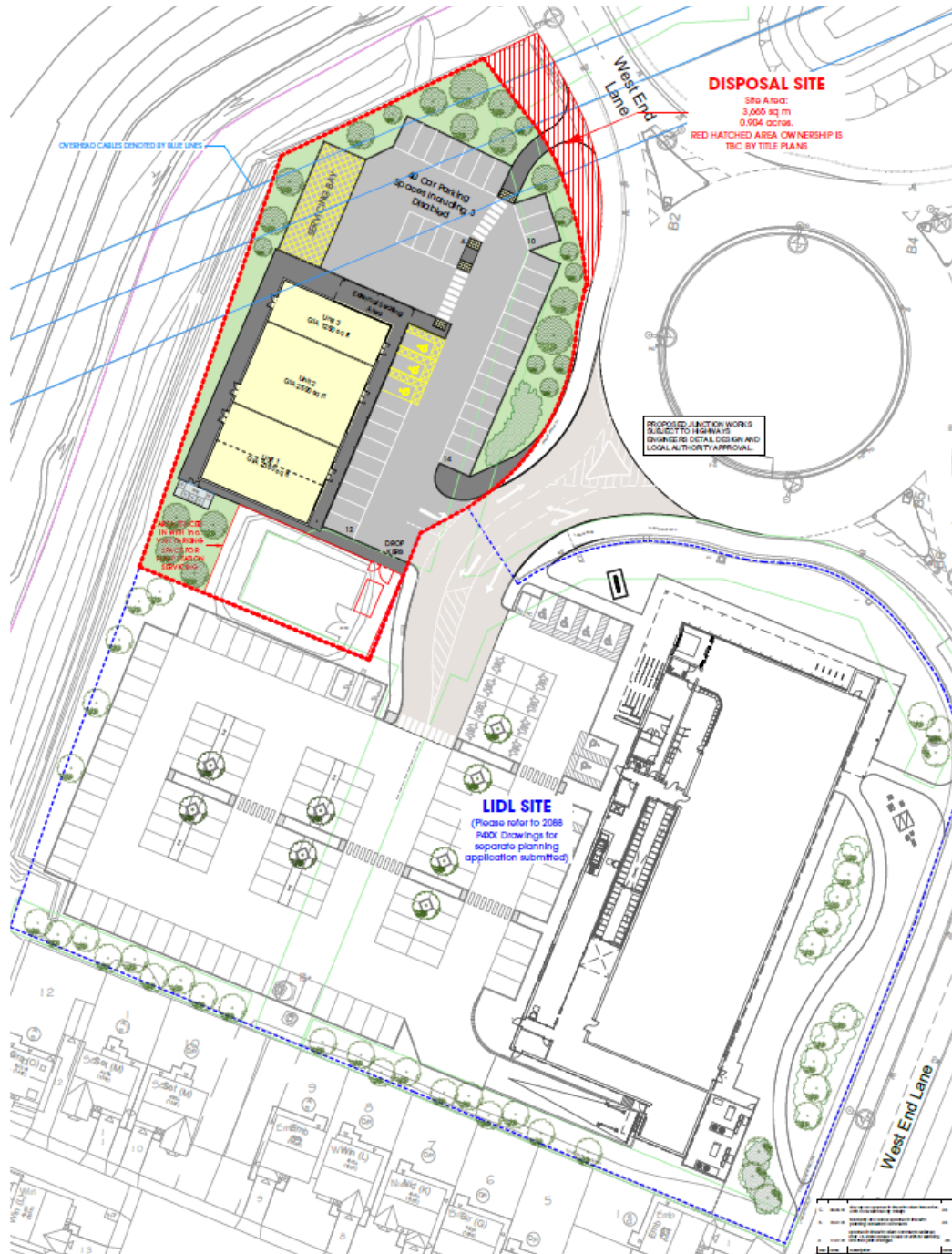
#### ACCOMMODATION

Units are available from 1,000 sq ft (93 sq m) up to 6,100 sq ft (567 sq m).

#### PLANNING

The site benefits from a detailed planning consent for unrestricted Class A1 retail use.

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### TENURE

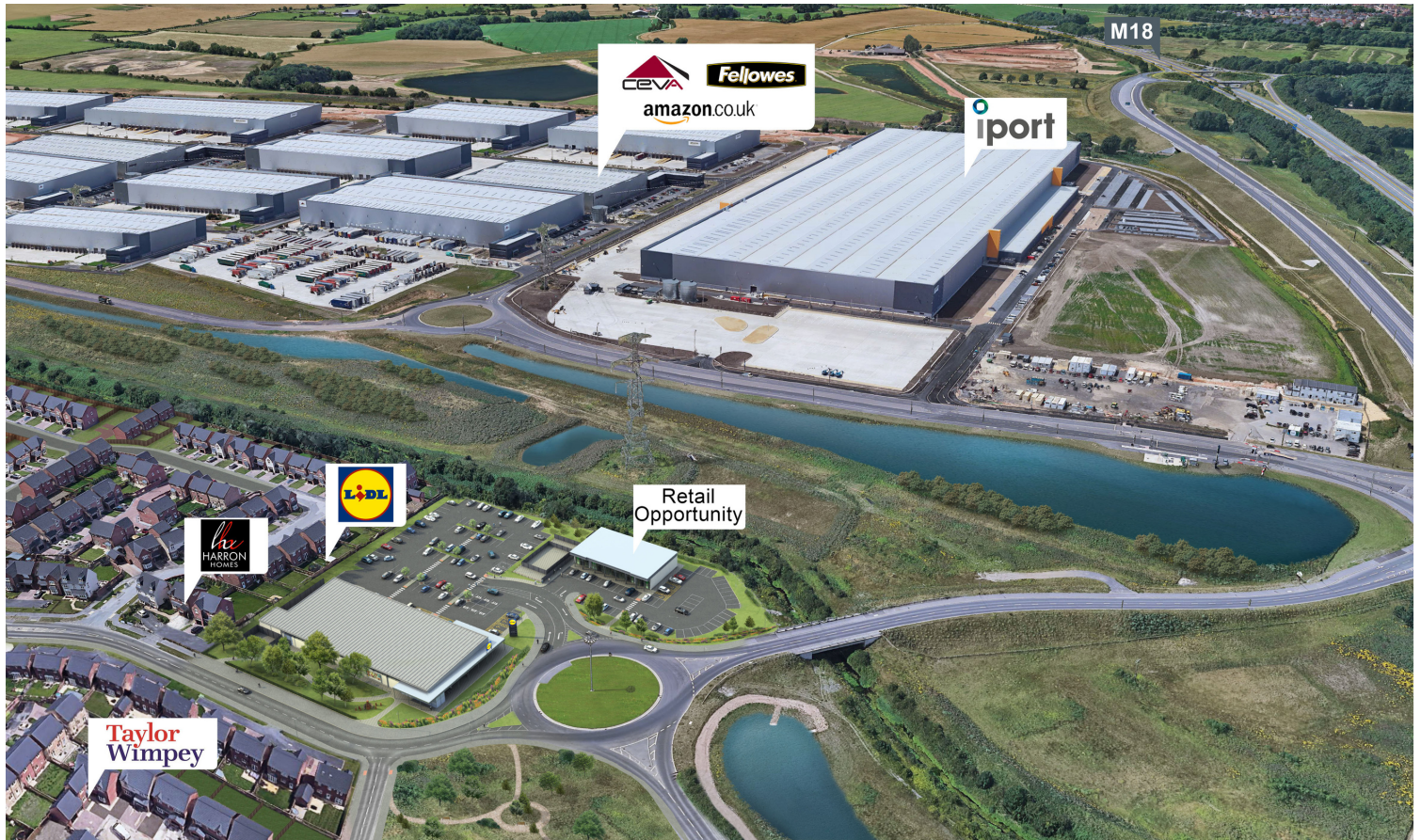
The units are available by way of new leases on terms to be agreed. Rents on application.

### RATES

The development is yet to be assessed for rating purposes. Interested parties are recommended to make their own enquiries with the local rating department.



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### SERVICE CHARGE

There will be a service charge to cover general management and maintenance of the common parts.

### EPC

An EPC certificate will be issued on completion of the development.

### VAT

All rents and prices quoted are exclusive of, but may be liable to VAT.

### CODE FOR LEASING BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which can be found on [www.rics.org/globalassets/code-for-leasing\\_ps-version\\_feb-2020.pdf](http://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf)

We recommend you obtain professional advice if you are not represented.

### ENQUIRIES

Contact Joint Agents: Cheetham & Mortimer

Contact: Stephen Perrett  
Mobile: 07836 339 350  
Email: [sperrett@cheetham-mortimer.com](mailto:sperrett@cheetham-mortimer.com)

OR: Reesdenton

Contact: Nick Denton  
Telephone: 0113 243 1029

**SUBJECT TO CONTRACT  
FEBRUARY 2020**

 @MRRETAILEXPERT 

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