

Unit 2, Lakeside Boulevard

Doncaster DN4 5PL

**1,497 SqFt** (139.07 SqM)

- Prominent retail opportunity
- Located below Travelodge, adjacent to Subway and Rustic Pizza
- Lake views
- Excellent parking provision

**TO LET**

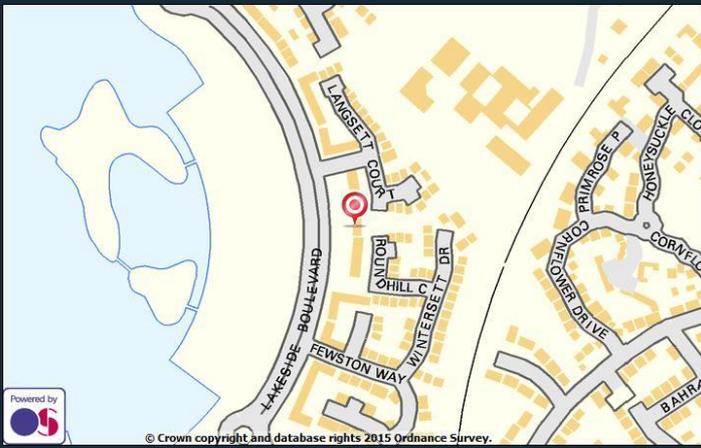


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4 Sidings Court, Doncaster DN4 5NU



## LOCATION

The scheme is situated fronting Lakeside Boulevard, close to its junction with Wilmington Drive, 1.5 miles south east of Doncaster Town Centre. The development is linked to the region's motorway network. Junction 3 of the M18 is 1.5 miles to the south, directly accessed via the A6182.

## DESCRIPTION

The last remaining unit comprises an excellent retail opportunity located alongside Subway and Rustic Pizza at Lakeside, Doncaster.

The property benefits from a rear terrace providing outside seating and a substantial car park to the front. The unit is located on the ground floor of the 67 bed Travelodge.

Located just a stone's throw from the Lakeside Village Outlet, Doncaster Dome & Leisure Park, and Doncaster Rovers Eco Power Stadium as well as over 2,000 office employees in the immediate area.

## RENTPRICE

£22,500 per annum

## SERVICES

None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

## RATING

The adopted rateable value is to be assessed.

## VALUE ADDED TAX

Unless otherwise stated, all rents and sale prices are quoted exclusive of VAT. Any prospective lessee or purchaser must independently satisfy himself or herself as

to the incidence of VAT in respect of any transaction.

## ACCOMMODATION

**Total 1,497 SqFt (139.07 SqM)**

## INSPECTIONS & FURTHER INFORMATION

Viewings strictly by prior appointment with the agents:

Jason Barnsdale MRICS  
Barnsdales - Chartered Surveyors  
Tel: 01302 323 453  
jason@barnsdales.co.uk

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