cravenwildsmith
Residential & Commercial Property Professionals



Regulated by RICS

Rex Corner, 3A Broxholme Lane, Doncaster, DN1 2LP

RETAIL / BEAUTY / OFFICE TO LET



- Open plan unit
- Compact
- 18.9m^2 (203 ft^2)
- Well presented
- Busy location
- Ready to move in
- Affordable Rent
- Potential for retail, beauty or office

To Let £420 Per Month

laura.h@cravenwildsmith.co.uk

Liley House | 33 Northgate | Tickhill | DN11 9HZ
Registered in England No. 07062547

01302 36 86 86
www.cravenwildsmith.co.uk

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Location

The property is in a very visible and busy location fronting the Holmes Market Junction where the Ring Road (Church Way) meets Broxholme Lane and Kings Road. The property is on the edge of a residential area, close to other independent retailers and an ALDI.

Business Rates

The Rateable Value (RV) in the 2026 list is £2,700. This information was obtained from an inspection of the VOA website in September 2026. The RV is NOT the rates you pay for further information see https://www.gov.uk/calculate-your-business-rates

100% small business rates relief may be available on this property, for further details see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief.

Description & Accommodation

A compact and well located open plan shop extending to 18.9m2 (203 ft2) with shutters to the door and display window. The shop is tidy, has a timber effect floor and spot lighting. Off the retail space is a toilet with wash basin. The unit is suitable for a wide variety of retail, beauty or offices uses.

Viewing

For viewings & further information contact: Craven Wildsmith on: **01302 36 86 86**

Email: laura.h@cravenwildsmith.co.uk

Search online www.cravenwildsmith.co.uk

Terms

The property is available by way of a new 3-year lease or longer. The rent includes building insurance. The tenant shall be responsible for all repairs, decorations and a proportion of the cost of maintaining any common parts.

Rental Deposit

A rental deposit and / or additional security such as a guarantor may be required.

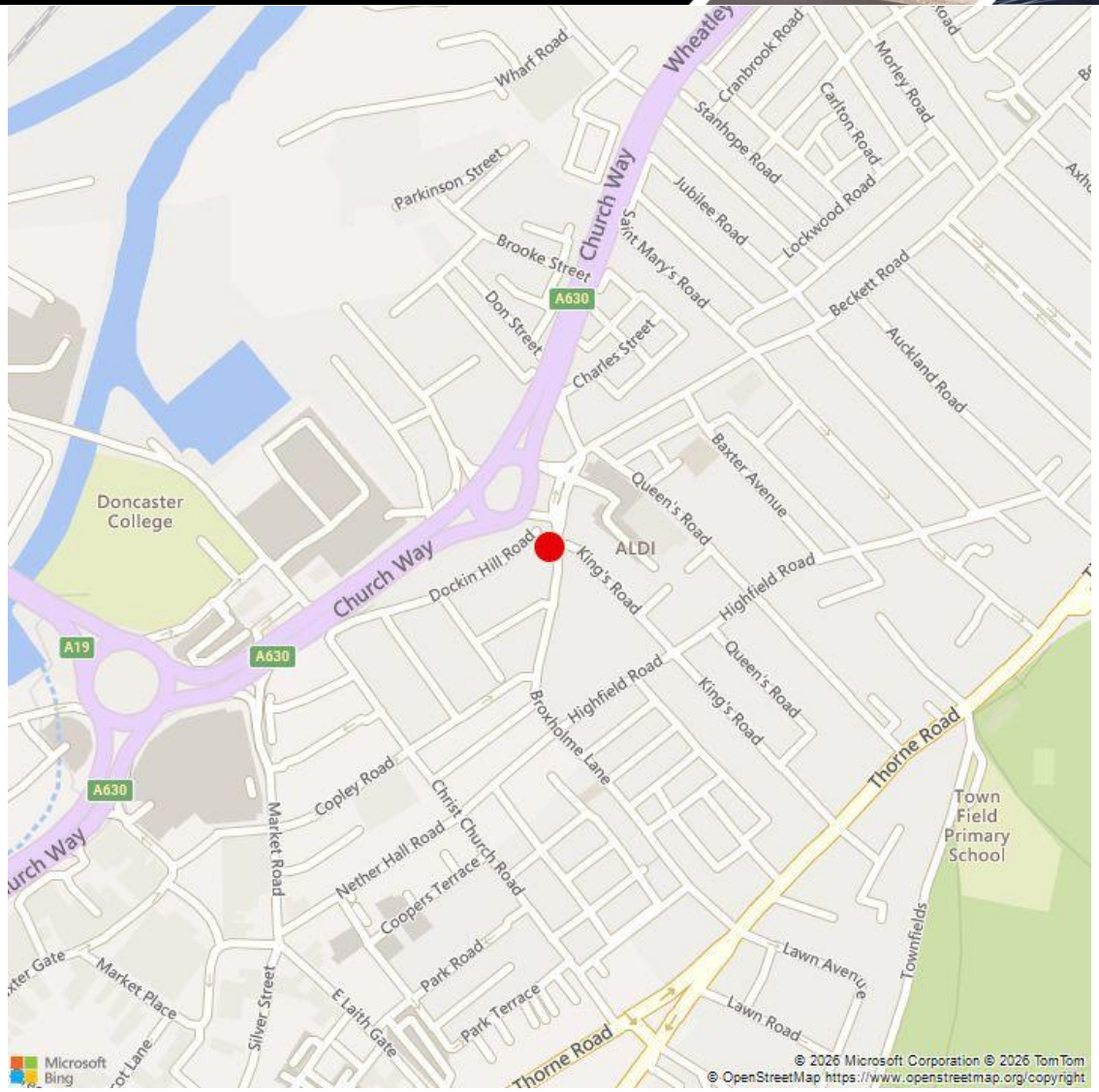
Set up fees

The ingoing tenant to be responsible for all setting up fees incurred within this transaction.

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Energy Performance Certificate (EPC)

The property has an energy performance asset rating of 76 putting it in band D. A copy of the certificate and recommendations report is available on request. **An EPC is required for virtually all properties that are to be let or sold, if you require an EPC please ask us for more information.**

Anti-Money Laundering (AML):

To comply with AML Regulations, identity checks and confirmation of the source of funding is required from any purchaser or lessee.

To let a property from Craven Wildsmith, you must be able to provide:

- Email address and contact number
- National Insurance Number
- 3 months Full Bank Statements
- 3 Months Payslips
- Proof of Current Address
- Proof of Income
- Previous AST / Mortgage Statement

Code of leasing practice:

Prospective tenants should be aware of The Code for Leasing Business Premises in England and Wales 2007. The code recommends you seek professional advice prior to committing to take a commercial property. The code can be obtained from the agent or downloaded from https://www.rics.org/profession-standards/rics-standards-and-guidance/sector-standards/real-estate-standards/code-for-leasing-business-premises-1st-edition

Privacy Policy

See http://craven-wildsmith.co.uk/about/privacy-policy/

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HOW WE CAN HELP YOU.

Craven Wildsmith advise both Landlords and tenants. We can do everything from finding a property to selling it and everything between. Are you **looking for a property** to occupy or as an investment, we have a **property finding service** for residential and commercial properties for both occupation and investment.

Once you have found the property you need to determine if it is the right one. We offer pre purchase or pre tenancy advice including **surveys, valuations and reports on condition. Tenants need to take advice before signing a lease; it can save £100,000s at the end of the lease.**

Do you have a property or portfolio to MANAGE? Craven Wildsmith specialise in the letting and management of all types of RESIDENTIAL & COMMERCIAL property. During the term of the lease many types of issues arise including rent reviews, landlord and tenant disputes, dis-repair, rent payment difficulties etc. At the end of a lease we can help with renewal of the lease to the existing tenant or vacation of the property including dealing with any dilapidation (disrepair) or other outstanding issues. We can then **SELL OR LET the property as Craven Wildsmith** – we specialise in the sale and letting of most types of commercial property.

Even if you are not buying or renting from Craven Wildsmith call us on 01302 36 86 86 to discuss how we can help you.

Disclaimer –Craven Wildsmith, any joint agents and their clients give notice that:

1. The information contained in these particulars is made without the responsibility and do not constitute the whole or any part of an offer or contract.
2. Any description, image, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission or approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title deeds or any other information set out in these particulars or otherwise provided shall not be relied on as statement or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.
3. No employee of Craven Wildsmith has any authority to make or give any representation or warranty rising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospect purchase or letting including in respect of any resale potential or value at all.
4. Price or rent maybe subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.
5. Except in respect of death or personal injury caused by the negligence of Craven Wildsmith or its employees or agents, Craven Wildsmith will not be liability, whether in negligence or otherwise howsoever for any loss from the use of these particulars or any information provided in respect of the property safe to the extent that any statement or information has been made or given fraudulently by Craven Wildsmith.
6. In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists impression or architects drawings or specification or scope of works or amenities, infrastructure or services, or information concerning views, character or appearance and timing concerning availability or occupation and the prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Craven Wildsmith shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.

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