



ARCHITECTURE • PROJECT MANAGEMENT • BUILDING SURVEYING • COST CONSULTANCY • INTERIOR DESIGN

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Proposed 1,800 sqft Restaurant Unit

W End Ln, New Rossington, Doncaster, DN11 0FA

Proposed Restaurant Opportunity with parking on 0.33 acres - either on a Leasehold Design & Build or Freehold Plot Sale

1,800 sq ft
(167.23 sq m)

- Just off the Great Yorkshire Way (A6182)/Jun 3 M18 - 5 miles south of Doncaster Town Centre
- 19,000 vehicles a day passing at the Great Yorkshire Way Roundabout – 500m to the north of the site
- The proposed Fuel Station, EV Charging Hub and 2 Drive Thru's under offer

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Summary

Available Size	1,800 sq ft
Rent	£60,000 per annum Final Rent dependant on the agreed final specification and tenant.
Price	Offers in the region of £350,000 Subject to Planing
Business Rates	N/A
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - No building present

Description

The scheme will include a new petrol fuel station, an 18 bay EV Charging Hub, 2 x drive thru restaurants and a drive to restaurant. The only available unit now is the proposed single story 'drive to' restaurant to be located opposite to the new Lidl at Rossington and adjacent to the 2 proposed drive thru's. The scheme is located just to the east of iPort the UK's most advanced multimodal logistics park with over 6m sqft of logistics space operating 24/7 creating 5,000 jobs. Planning permission exists for 1200 new homes adjacent to the scheme Harron Homes and Taylor Wimpey on site.

Available on a leasehold design & build basis or as a freehold plot sale (£350,000 plus vat for a serviced plot) subject to planning.

Location

The proposed scheme is strategically situated to the south of Doncaster adjacent to the newly opened Great Yorkshire Way which links to the M18 and Doncaster City Centre. A population of circa 105,000 people in a 10 minute drivetime.

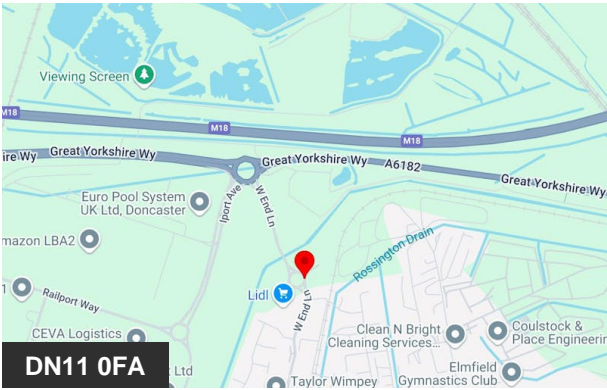
Accommodation

The accommodation comprises the following areas:

Name	sq ft	Rent	Price	Availability
Ground - Restaurant on 0.33 acres	1,800	£60,000 /annum	£350,000Subject to Planning	Available
Total	1,800			

Planning

The site forms part of an overall outline planning permission (reference 12/01107/OUTA) for a local superstore, hotel, restaurant, fast food outlet, petrol filling station with ancillary retail. A new application for the detailed layout will be submitted this autumn (2024).The developer has recently submitted a planning application on their wider site for a development comprising 16 acres of operational vehicle storage land and a further industrial development comprising c 400,000sqft of industrial space. This will be accessed via the new link road and through the subject roadside scheme.



Viewing & Further Information



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01 Zone 04_Site 03_Demise Plan
1 : 500

Zone04_Schedule_Site_Site 03 Demise	
Name	Area
Zone 04 Site 03	0.33 acres

Drawing Status

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1:500 @ A1



P01 First Issue	BC	19/09/24	BC
Rev	Revision Details	Drawn	Date



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Client
Premcor Ltd & Ivel Ltd

Project
Tanks & Vessels Site,
Rossington, Doncaster

Drawing Title
Site
Zone 04_Site 03_Demise Plan

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Orig no.
23065-C4P-85-S04ZZ-D-A-8508

Status	Purpose of Issue	Rev
S2	FOR INFORMATION	P01



45 acres of
proposed
industrial



Drive To –
1,800 sqft



Fuel and EV



Drive To –
1,800 sqft

AVAILABLE!



UNDER OFFER



UNDER OFFER

M18 Jun

45 acres of
proposed
industrial



Self Storage

Fuel and EV

UNDER OFFER



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