



## Drive Thru' Opportunity

Wheatley Hall Road, Doncaster, DN2 4PF

**Available Immediately,  
Prime Drive Thru'  
Opportunity, Wheatley Hall  
Road, Doncaster**

**2,680 sq ft**  
(248.98 sq m)

- 2,680 sqft Drive Thru Restaurant with parking
- Costa Drive Thru open adjacent
- Located on the busy Wheatley Hall Road - surrounded by retail and leisure operators
- Approx. 24,500 annual average daily flow of vehicles (DforT 2022)
- 10 minute drive time of 146,000 people

# Drive Thru' Opportunity, Wheatley Hall Road, Doncaster, DN2 4PF

## Summary

Available Size	2,680 sq ft
Rent	£120,000 per annum
Rates Payable	£41,472 per annum
Rateable Value	£81,000
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (29)

## Description

An existing single storey Taco Bell Drive Thru' restaurant, excluding the Burger King demise, located adjacent to Costa Drive thru' on the very busy Wheatley Hall Road.

## Property Highlights / Amenities

- Build Status: 2nd Hand - Existing
- Planning Status: Planning Consented

## Location

Located on Wheatley Hall Road, 2 miles north east of Doncaster Town Centre. Doncaster is the second largest settlement in South Yorkshire after Sheffield with a population of 113,566.

The scheme is situated opposite the highly successful 250,000 sq ft The Wheatley Centre Shopping Park (Next, M&S, Matalan, Boots, TK Maxx).

Wheatley Hall Road is one of the main arterial roads into Doncaster from the North/East with an average daily vehicle count of 24,500.

The opportunity forms part of a complete redevelopment of the overall 112 acre site in an established commercial and residential location, fronting directly on to Wheatley Hall Road (A630).

## Accommodation

The accommodation comprises the following areas:

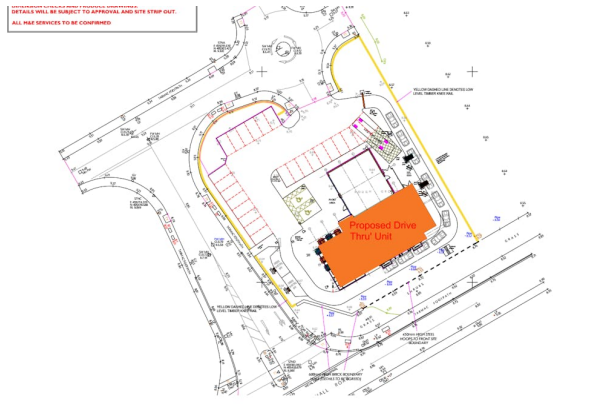
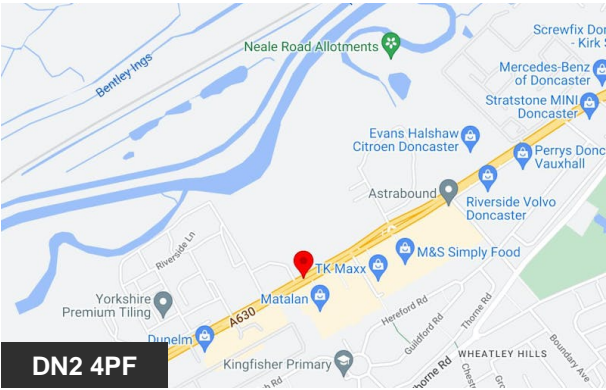
Name	sq ft	sq m	Availability
Ground - Drive Thru Restaurant	2,680	248.98	Available
Total	2,680	248.98	

## Specification

The unit will be taken as seen, the Vendor will not be stripping out the unit back to shell, the Vendor will remove all Taco Bell branded paraphernalia such as cups plates etc, the racking, signage, loose fixtures and fittings including furniture. Exact list of what will be removed shall be made available.

## Restrictions

The site does have the following restrictions - not to let to Starbucks, Caffè Nero, Greggs or Tim Hortons.



## Viewing & Further Information



**Adam Mobley**  
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TACO BELL EQUIPMENT SCHEDULE			
1. TILL WITH CASH DRAWER UNDER	12a. WALK IN COOLER	33. S/S RACKING	63. BLAST CHILLER
2. STAND FOR DRINKS TOWER	12b. WALK IN FREEZER	33a. COLDROOM RACKING	64. HOME DELIVERY HOT HOLD CABINET
2a. DRINKS TOWER	13. BRITVIC SYRUPS RACK	34. BRITVIC UNDERCOUNTER FRIDGE	65. SWITCHES
2b. ADAPTOR - DRINKS TOWER/ICE MACHINE	14. MANAGERS OFFICE	34a. UPRIGHT BOTTLE FRIDGE	80b. EXTENSION FOR FRY DUMP 150x900mm
2c. ICE MACHINE	15. FRY-REITHERM WORK STATION	34b. UNDERCOUNTER FRIDGE	100. FRY TIMER
4. FRYER ELECTRIC	17. ½ HEIGHT FREEZER LHS	36. CLAM SHELL GRILL	101. RETHERM & FRY HOLD TIMER
5a. HEATED CABINET (½ HEIGHT) LHS	17a. ½ HEIGHT FREEZER RHS	37. CHEESE MELTER	112. CASH TILL REGISTER CABINET
5b. HEATED CABINET (½ HEIGHT) RHS	18. FATSTRIPPA GREASE TRAP	38. REVERSE OSMOSIS	DATA/NETWORK CABINET
6. MONITOR	19. DRINKS PLATFORM	39. 3-COMP SINK	
7. 1-COMPARTMENT PREP SINK	20. ELECTRIC METER AND SWITCHGEAR	40. DIVERSEY EQUIPMENT	
8. WASH HAND BASIN	21. MOP WORKSTATION/RACK	44. COUNTER	
8a. SPLASH GUARD	22a. LOW PROFILE FRY DUMP	46. LOCKERS	
9. MOP SINK	23. UNDER COUNTER CUP HOLDER	47. WORKTOP	
10. RETHERMALIZER	26. EXTRACT HOOD	58. S/S DIVIDING WALL	
11a. V-LINE (LEFT TO RIGHT)	27. BOILER/HOT WATER CYLINDER	59. S/S TABLE	
11b. V-LINE (RIGHT TO LEFT)	31. 4 CHANNEL FRIES HOLD TIMER	60. TABLE FOR RICE COOKER	
12. INSECT KILLER	32. BRITVIC DRINKS COOLER	61. RICE COOKER	
		62. MOP RACK	

AREA SCHEDULE		
front of house area	141 m²	1518 ft²
back of house area (inc counter)	99 m²	1065 ft²
staff amenity area	6.8 m²	73 ft²

RACKING SCHEDULE	
location	proposed linear
Coldroom	4.70
Freezer	5.45
Dry storage	7.60

FOH FURNITURE SCHEDULE	
proposed number of seats	74
proposed number of tables	34
proposed number of seating sets	31

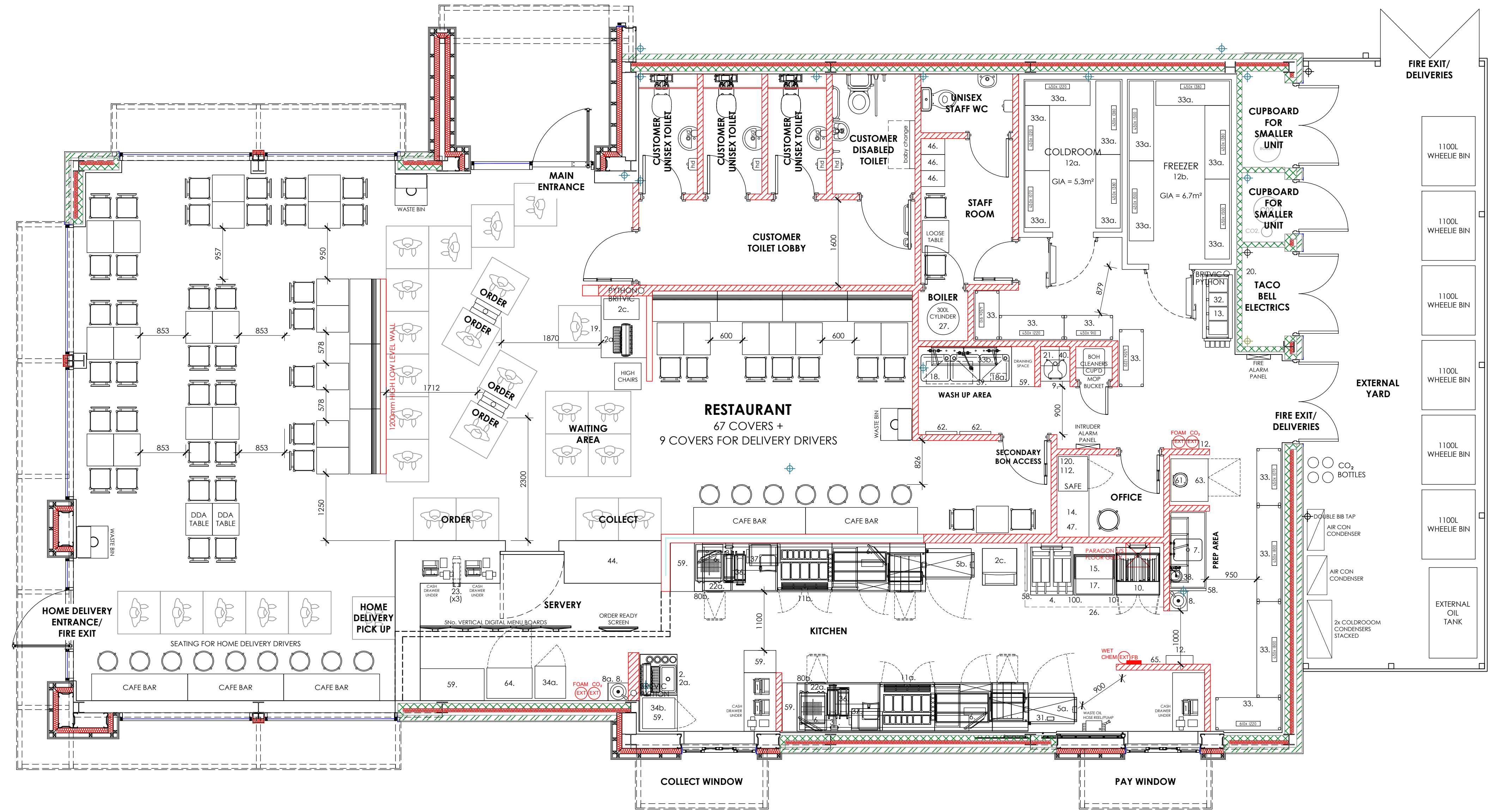
BOH EQUIPMENT COLOURS SCHEDULE			
unchanged equipment numbers (black)	00.		

WALL TYPE SCHEDULE	
	new partitioning
	new low height partitioning

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ALL DIMENSIONS TO BE CHECKED ON SITE.
DO NOT SCALE FROM THIS DRAWING EXCEPT FOR THE PURPOSES OF LOCAL AUTHORITY PLANNING

B	18-5-21	Replaced upright with under counter Britvic fridge to DTW; Shown S/S table over fridge in DTW; Flipped post mix & fridge in DTW - all as requested by client.
A	17-5-21	Second till to DTW1 omitted; rice cooker, blast chiller & ice machine swapped locations; Altered counter to allow packing table end of V-line; extra packing table end of V-line serving drive thru; draining area added to end of 3 bowl sink; stud wall shown between 3 bowl & mop sinks.
rev	date	description



Proposed general arrangement  
scale - 1:50 @ A1



**Frank Belshaw**  
Building Surveyors Limited

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**NEW TACO BELL DT**

address  
**DONCASTER**  
ORANGE PLOT  
WHEATLEY HALL ROAD  
DONCASTER  
DN2 4PF

client  
**TACO TIME LTD**

drawing title  
**PROPOSED**  
GROUND FLOOR PLAN

drawn by	checked	date
CAM	----	12-05-21
scale		
1:50 @ A1		

FB drawing no.	revision
2021/XX/TB01	B



**proposed**  
working site plan  
scale 1:200 @ A1

