



screetons



1A Field Road

£700 PCM

Thorne DN8 4AG

An opportunity to acquire this prime retail space, situated within the heart of Thorne town centre, conveniently placed for all local amenities and for access to M18 and M62 motorways. The premises occupy an excellent main road position, opposite two large major supermarkets. EPC E.

EPC: E



- Prime retail space
- Two retail sales areas
- W.C & Kitchen
- Storage area
- Main road position
- Close to town centre
- Excellent footfall
- Available immediately

LOCATION

Located within the heart of Thorne town centre, the premises are prominently located on a busy main road driving through the town, with excellent footfall and opposite two major supermarkets.

BUSINESS RATES

We understand that the rateable value is £1,050 with rates payable of £523.95 from 1st April 2025 to 31st March 2026. However interested parties are advised to contact the local authority directly with regard to any Small Business Rates Relief that they may be entitled to.

SALES AREA

Large front glazed display window and front entrance door. Open access into a further sales area and open access into the store/w.c.

ADDITIONAL SALES AREA

Front glazed window. Door into the kitchen area.

KITCHEN AREA

Rear facing UPVC double glazed window. Timber effect laminate worksurface with stainless steel sink and drainer.

STORE / W.C

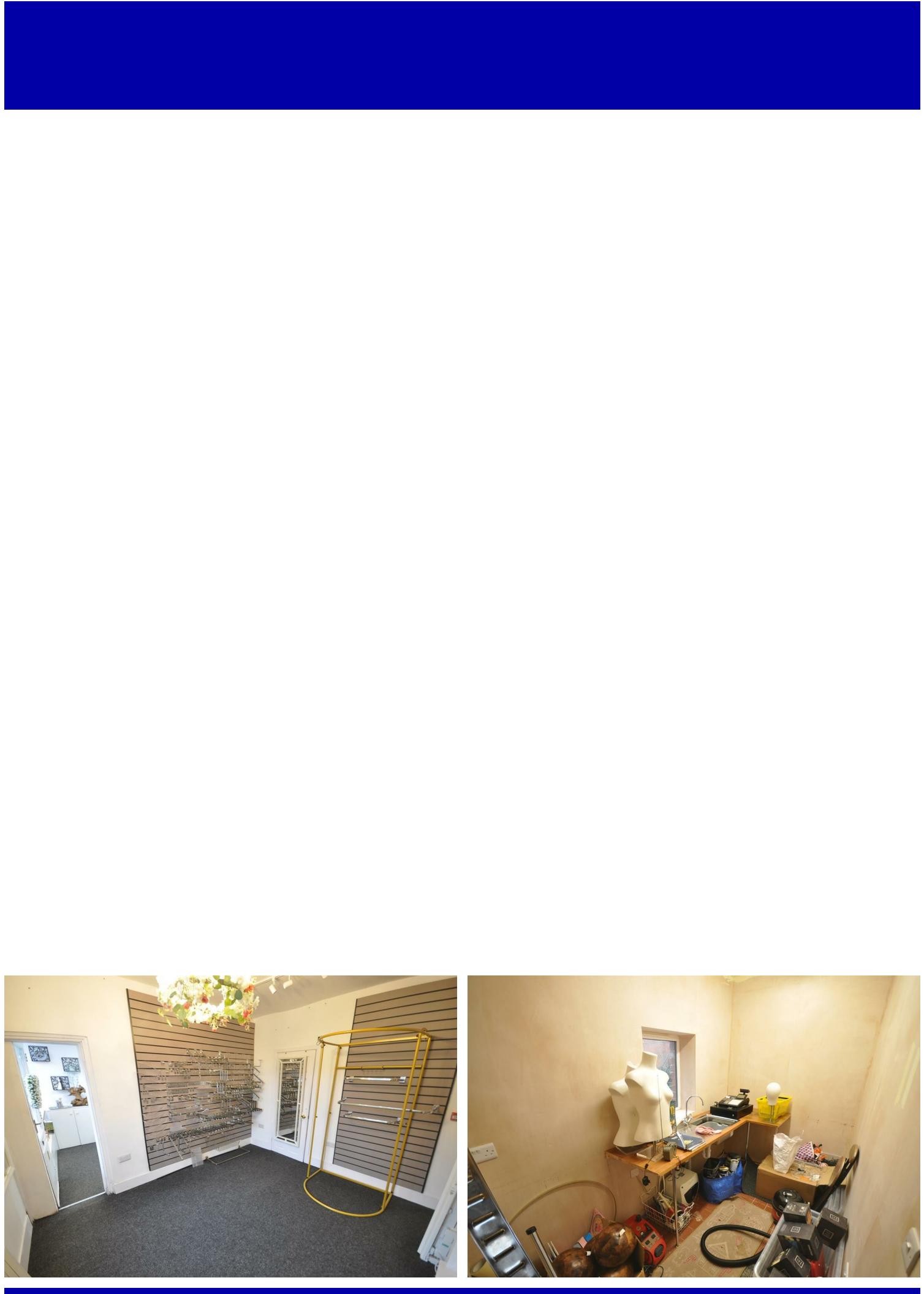
Storage area also fitted with a w.c with integrated sink.

VIEWING

By appointment with the agent.

ENERGY PERFORMANCE RATING E





Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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