

## SHOP TO LET



## UNIT 10 THE PARADE, CHURCH STREET, ARMTHORPE, DN3 3AG

### LOCATION

Excellent local main road parade adjacent to **Morrisons**, opposite **B&M** in this popular village. **Greggs & Card Factory** opposite.

### ACCOMMODATION

The shop is arranged on ground floor only, providing the following approximate dimensions and net internal areas:

<b>Min internal width</b>	16' 10"	5.15m
<b>Built Depth</b>	39' 5"	12.01m
<b>Ground Floor Sales</b>	724sqft	67.26m

There are also 2 wc's at the rear of the property.

The property is already fitted with secure electric shutters.

### LEASE

The property is available by way of a new 10-year FRI lease with 5 yearly upward only rent reviews and an initial passing rental of **£15,000pax**.

**SUBJECT TO CONTRACT & WITHOUT PREJUDICE**

### RATES

Rateable Value	£10,500
UBR (2026/2027)	£ 0.382
Rates payable	£ 4,011

Interested parties should verify these figures with Doncaster Metropolitan Borough Council Business Rates Department (Tel:01302 734444).

### LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

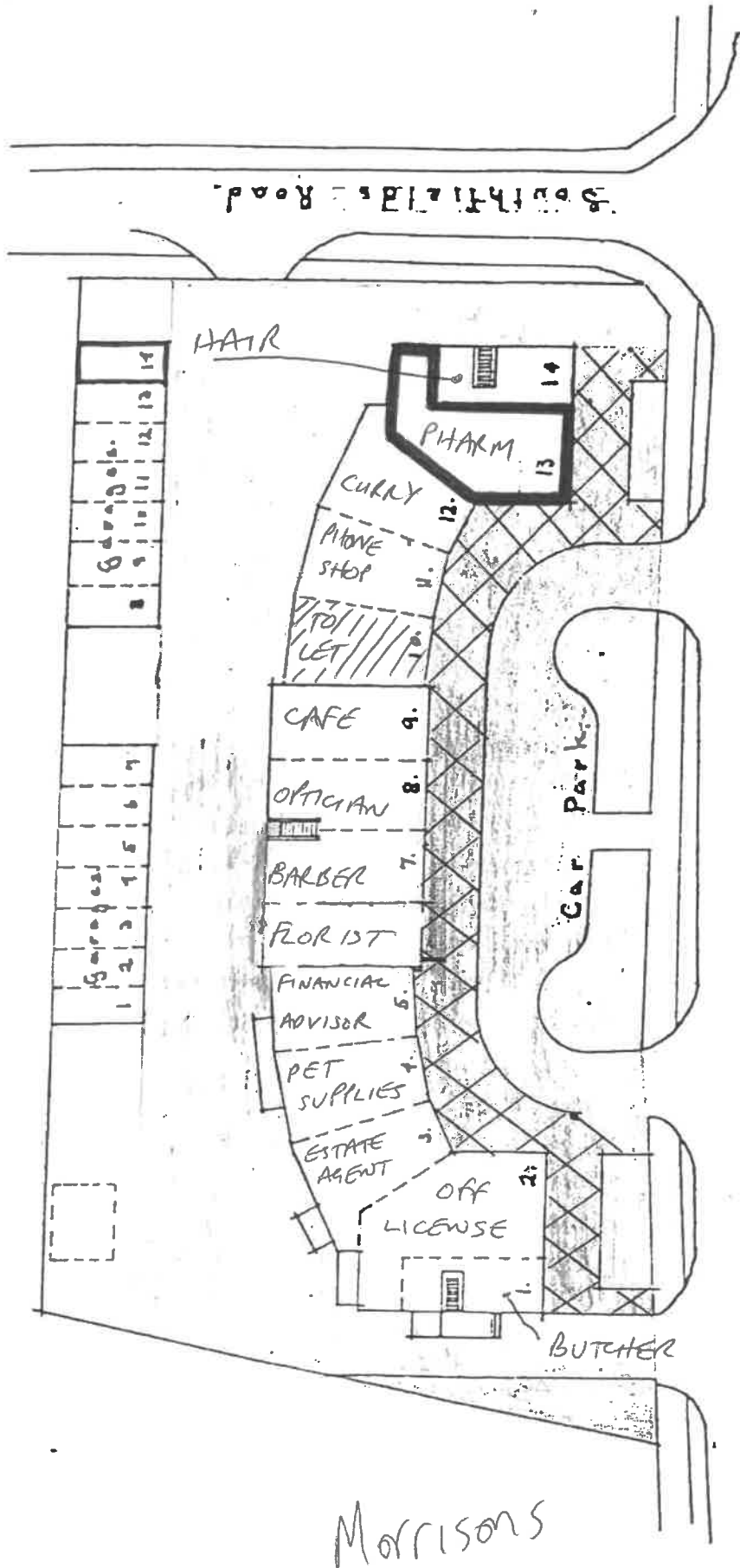
### VIEWING

All enquires or arrangements to view should be via the sole agents, Dresler Smith.

**Dresler Smith** (Tel: 0113 245 5599)

Contact: David Dresler  
[davidd@dreslersmith.co.uk](mailto:davidd@dreslersmith.co.uk)

**Date of particulars: April 2026**



Belvoir  
 Card factory  
 HBOS  
 Greggs

School

B&M

# Energy performance certificate (EPC)

10 The Parade Church Street Armthorpe Doncaster DN3 3AG	Energy rating	Valid until:	1 April 2036
	<b>D</b>	Certificate number:	1946-1474-7711-2578-4116

Property type	Retail/Financial and Professional Services
Total floor area	62 square metres

## Rules on letting this property

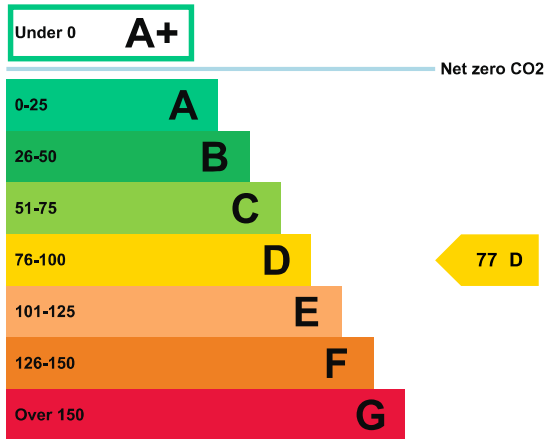
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



## How this property compares to others

Properties similar to this one could have ratings:

If newly built	4 A
If typical of the existing stock	18 A

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	40.15
Primary energy use (kWh/m2 per year)	418

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9461-5130-0826-2562-6260\)](https://energy-certificate/9461-5130-0826-2562-6260).

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## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Kate Holcroft
Telephone	07877714016
Email	<a href="mailto:kate@whiteroseepc.co.uk">kate@whiteroseepc.co.uk</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/028173
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	White Rose EPC
Employer address	30 Layton Lane, Rawdon, Leeds, LS19 6RG
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	1 April 2026
Date of certificate	2 April 2026

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