

Wheatley Hall Road | Doncaster | DN2 4PF

Prime drive-thru opportunity with bolt on pod on extremely busy arterial road close to retail park

248.98m²
(2,680ft²)

- Drive-thru restaurant with parking
- Situated between well established Costa drive-thru and Arnold Clark
- Approx. 24,500 annual average daily flow of vehicles
- May combine
- Close to Wheatley Centre Shopping Park



TO LET



Location



Gallery



Contact



Location

Located on Wheatley Hall Road, 2 miles north 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 250,000ft² 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 onto Wheatley Hall Road (A630).

The Property

An existing single storey Taco Bell drive-thru restaurant located adjacent to Costa drive-thru.

Accommodation

The property provides the following approximate area:-

Floor	m ²	ft ²
Drive-thru Unit	248.98	2,680
Unit 2	132.48	1,426





Lease Terms

The property is available to let by way of a new effective full repairing and insuring lease for a term of years to be agreed.

Rent

The property is available at a quoting rent of:-

Drive-thru - £120,000 per annum exclusive
Unit 2 - £50,000 per annum exclusive

Planning

It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

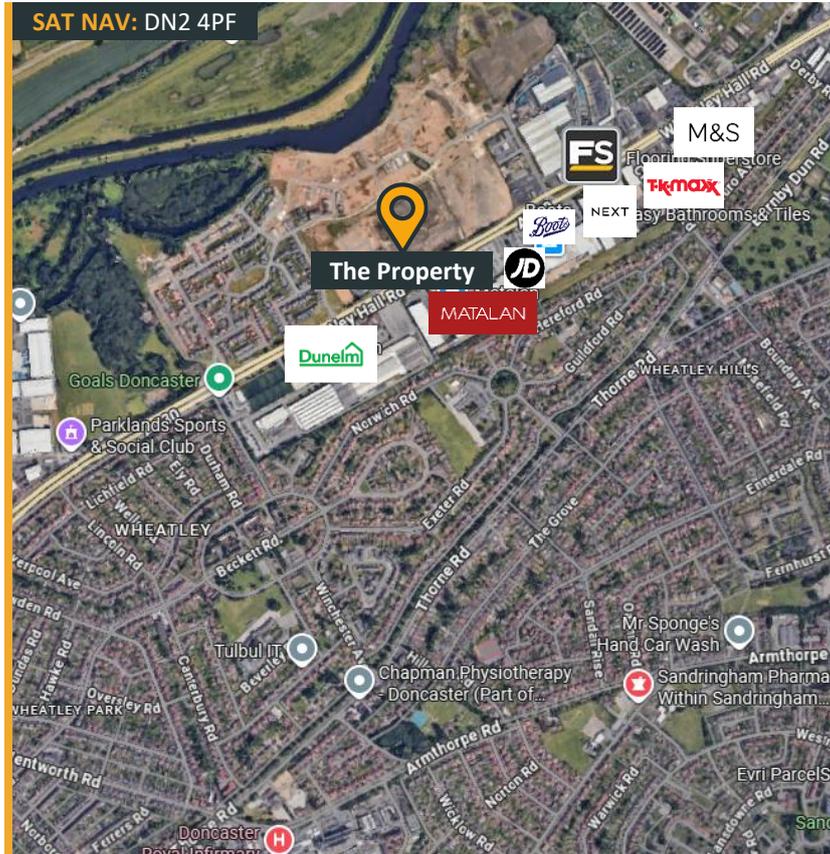
Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Rateable Value (RV): £81,000
UBR Multiplier: 54.6p

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.





VAT

VAT is applicable at the prevailing rate.

EPC

The property has an EPC rating of B – 29.

Legal Costs

Each party is to be responsible for their own legal costs.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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23/02/2026

Please click here to read our "Property Misdescriptions Act". E&OE.