



# Brownill Vickers

A Company of Values Since 1884



## For Sale

Offers Around  
**£775,000**

**Due to relocation**

- ♦ GIA 2,064 sq. m. (22,216 sq. ft.)
- ♦ Prominent location on A19 in Bentley
- ♦ Circa 1.5 miles from Doncaster Town Centre
- ♦ Secure yardage and site area of 1.2 acres
- ♦ Adjacent to East Coast Mainline
- ♦ Mixed use area including Bridge Works Business Centre
- ♦ Asset management and redevelopment opportunities

**0114 290 3300**

**[www.brownillvickers.com](http://www.brownillvickers.com)**

**Former Abbey Glen Laundry  
451 Bentley Road  
Doncaster  
DN5 9TJ**

A rare opportunity to  
purchase a freehold  
warehouse/ factory building  
for immediate occupation or  
investment.



A company of values. Est 1884

Licensed & Leisure | Commercial | Residential



# Brownill Vickers

A Company of Values Since 1884

## Description

The property comprises a single storey warehouse/ factory building which is utilised as a commercial laundry. The buildings occupy a site area of circa 1.18 acres or thereabouts with yardage secured by palisade fencing.

The premises have been extended over the years but consist of three principle elements which are described as follows:

### 1. Modern Warehouse

A conventional steel portal framed unit which is clad in insulated profile sheeting under a pitched roof which contained approximately 20% translucent panels. There is strip lighting and sodium lamps. The unit has an eaves height of circa 4m and loading is via roller shutters measuring approximately 5m wide by 3.9m high.

There are mezzanine offices which benefit from suspended ceilings with inset lighting and air conditioning.

### 2. Original factory unit with offices and staff ancillary

A brick built and steel framed unit under a pitched roof overlaid in corrugated asbestos cement sheeting. The unit is linked to the modern unit and has an eaves height of 2.5m although there is a height of 6.7m to the ridge. Lighting is a mixture of sodium lamps and strip lights. There are basic offices and staff ancillary facilities off this area within a single storey flat roofed building and lean to extensions which are fully clad.

### 3. Basic Prefabricated & Portacabin Outbuildings.

There are a range of basic outbuildings for storage and a small workshop. These are freestanding although connect to the original building.

## Location

The subject property is located on the east side of Bentley Road (A19) approximately 1.5 miles north of the town of Doncaster. The A19 is a busy thoroughfare/ trunk road leading north from the town centre towards Selby and the M62.

The premises occupy a triangular site located between Bentley Road and the East Coast train line. A cluster of multi-occupied industrial buildings lie to the south at 435 Bentley Road. The site is situated opposite the Bridge Works Business Centre.

The wider area is predominantly of a residential nature although there are intermittent commercial and industrial occupiers along the A19. There is local retailing within the centre of Bentley.

## Energy Performance Certificate

Address	Energy Asset Performance Rating	Band
451 Bentley Road	Awaiting	

**Brownill Vickers** represents a multi-faceted firm of Chartered Surveyors, Valuers and Property Agents. The practice focuses on providing agency, investment and transactional expertise as well as lease advisory, real estate management and valuation services across all property sectors. Niche specialist advisors to the Licensed and Leisure Industries.

A company of values. Est 1884

**Licensed & Leisure | Commercial | Residential**

## Accommodation

Floor	Description	Sq. m.	Sq. ft.
GF	Modern warehouse	642	6,910
GF	Original warehouse, offices and staff ancillary	1091	11,744
FF	Mezzanine offices	125	1,345
GF	Range of outbuildings	206	2,217
	<b>Gross Internal Area</b>	<b>2,064</b>	<b>22,216</b>

## Business Rate

The premises are described on the rating list as a workshop and premises. They have a current rateable value of £25,000.

## Services

We understand that all mains services are connected to the property. There is three phase electricity and a substantial gas supply, the details of which can be discussed with interested parties. Brownill Vickers have not undertaken any testing of the service installations and purchasers should satisfy themselves as to their condition.

## Asking Terms

In order to comply with Money Laundering Regulations, purchasers will be required to provide identification documentation together with the source of funding.

The property is available to purchase on a freehold basis and we are inviting offers in the region of £775,000. VAT is not thought to be applicable.

## Viewing

For viewing arrangements and further information please contact the sole selling agents Brownill Vickers on 0114 290 3300 or email [robin.curtis@brownillvickers.com](mailto:robin.curtis@brownillvickers.com)

## Full viewing by prior appointment only.

Prepared: 7<sup>th</sup> April 2021

Brownill Vickers Limited (BV) and their joint agents (if any) for themselves and for the seller or landlord of the property whose agents give notice that:

(i) These particulars are given and any statement about the property is made without responsibility on the part of BV or the seller or landlord and do not constitute the whole or any part of an offer or contract. They are a general outline for guidance purposes only.

(ii) Any description, dimension, distance or area given or any reference made to condition, working order or available of services or facilities, fixtures and fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing or financial or investment information or tenancy and title details or any other information or tenancy or title details or any other information set out in these particulars or otherwise provided shall not be relied upon as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.

(iii) No employee of BV has any authority to make or give any representation of warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of the prospective purchase or letting including in respect of any re-sale potential or value at all.

(iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.

(v) BV or its employees or agents will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars save to the extent that the statement or information has been made or given fraudulently by BV.

-

**Brownill Vickers** represents a multi-faceted firm of Chartered Surveyors, Valuers and Property Agents. The practice focuses on providing agency, investment and transactional expertise as well as lease advisory, real estate management and valuation services across all property sectors. Niche specialist advisors to the Licensed and Leisure Industries.

A company of values. Est 1884  
**Licensed & Leisure | Commercial | Residential**

Brownill Vickers Limited (BV) and their joint agents (if any) for themselves and for the seller or landlord of the property whose agents give notice that:

(i) These particulars are given and any statement about the property is made without responsibility on the part of BV or the seller or landlord and do not constitute the whole or any part of an offer or contract. They are a general outline for guidance purposes only.

(ii) Any description, dimension, distance or area given or any reference made to condition, working order or available of services or facilities, fixtures and fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing or financial or investment information or tenancy and title details or any other information or tenancy or title details or any other information set out in these particulars or otherwise provided shall not be relied upon as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.

(iii) No employee of BV has any authority to make or give any representation of warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of the prospective purchase or letting including in respect of any re-sale potential or value at all.

(iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.