On the Instruction of William Hill

FREEHOLD FOR SALE

DONCASTER, 29/33 Market Place, DN1 1NE





Key Features

- Freehold
- Town Centre

Viewing

By appointment via this office:

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Location

The property is located in Doncaster, approximately 30 miles south east of Leeds and 15 miles north east of Sheffield. The subject premises is situated on Market Place, where local markets are held every Tuesday, Friday and Saturday. Doncaster is well served by road communications with the M18 and A1(M) providing links to the M1, M180 and M62.

The property benefits from having a dual frontage and two entrances, one via Market Place and one on Silver Street which runs parallel to Market Place.

National retailers in the vicinity include **Paddy Power**, **Heron Foods**, **Boots** and **Ladbrokes**.

Description

The property is built over ground, first and basement floors. The ground floor comprises a large main sales area, customer toilets and staff accommodation while the basement provides large storage space.

The first floor was previously used as office accommodation and has a separate entrance on the right side of the front elevation. Allowing the upper floor to be utilised for a separate use, if required.

Accommodation

Total	562.48 Sq m	6,055 Sq ft	
Basement	114.60 Sq m	1,234 Sq ft	
First Floor	237.28 Sq m	2,554 Sq ft	
Ground Floor	210.60 Sq m	2,267 Sq ft	

Planning

The ground floor currently benefits from 'Sui Generis' use while the upper floor utilises A2 use.

Alternative uses may be available subject to the necessary planning consents.

Price

Offers are invited in excess of £300,000.

Rates

We are verbally informed by the Local Rating Authority that the current Rateable value of the property is £44,850. The UBR for 2019/2020 is 49.1p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

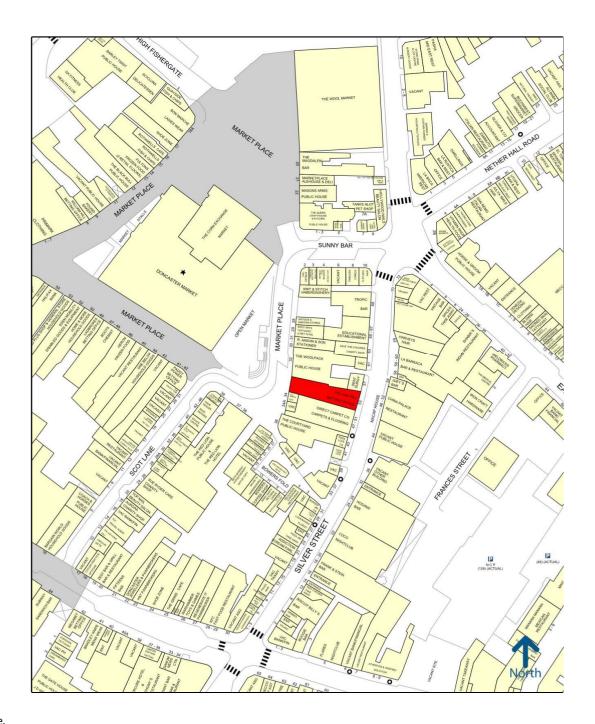
EPC

Available upon request.

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Not to scale.

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