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212 Warmsworth Road, Doncaster DN4 0TR

Leasehold £5,500 per annum Freehold on application

TO LET (MAY SELL)

Retail - A2

- Retail A1
- 398 SqFt (36.97 SqM)

- Highly visible retail unit
- Suitable for a variety of uses (stp)
- Off street parking for one car
- Has traded as a bookmakers for many years

Barnsdales 7 Thorne Road Doncaster DN1 2HJ







Location

The unit fronts Warmsworth Road in a highly visible location just off the junction with the A1 on the carriageway heading into Doncaster almost immediately on the left hand side.

Description

Prominent retail unit to let (may sell) which has until recently traded as a bookmakers.

Please enquire for freehold sale price.

Accommodation

Largely open plan layout with separate WC.

Total: 398 SqFt (36.97 SqM)

Services

None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

Rating

The adopted rateable value in the 2010 list is £3,350.

Availability

Leasehold £5,500 per annum

Freehold on application.

SUBJECT TO CONTRACT

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

Value Added Tax (VAT)

Unless otherwise stated, all rents and sale prices are quoted exclusive of VAT. Any prospective lessee or purchaser must independently satisfy himself or herself as to the incidence of VAT in respect of any transaction.

Fire Risk Assessment

We have assumed that a suitable and sufficient Fire Risk Assessment has been carried out. Under the Regulatory Reform (Fire Safety) Order 2005 this assessment needs to be recorded in writing where there are five or more employees, the property is under enactment of a licence or where an alterations notice has been served.

Inspections & Further Information

Viewings are strictly by prior appointment with the agent, no direct approach may be made to the property. For an appointment to view, please contact the agent.

Mr Jason Barnsdale MRICS Barnsdales - Chartered Surveyors Tel: 01302 308 174 jason@barnsdales.co.uk

For details of further properties www.barnsdales.co.uk

Valuation Services

Barnsdales has a dedicated team of Chartered Surveyors and Valuers offering valuations, consultancy, rating, investment, rent reviews, lease renewals, building surveying, planning and dispute resolution advice in all our sectors.

Goad Plans

Goad Digital Plans where provided are for identification only and not to be scaled as a working drawing.

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Energy Performance Certificate (EPC)

An Energy Performance Certificate for this property has been instructed and will be available shortly. Please enquire of the agents for more information.

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If you have a property that might be suitable for sale by auction please contact our strategic partners Regional Property Auctioneers and they will be able to provide you with the best advice 0844 967 0604.



7 Thorne Road

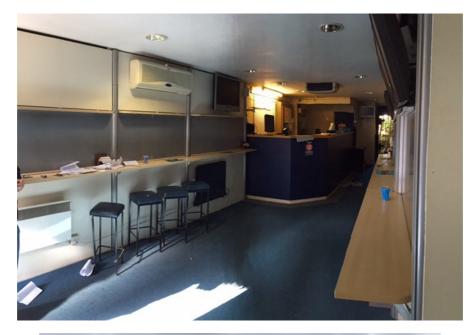
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Misrepresentation Act 1967: Barnsdales for itself and for the vendor(s) or lessor(s) of this property whose agent it is give notice that:

1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these particulars as to the property(s) are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Barnsdales nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 5. None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe and working order.

Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT.

Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Barnsdales to ensure accuracy and to check the facts contained within these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

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