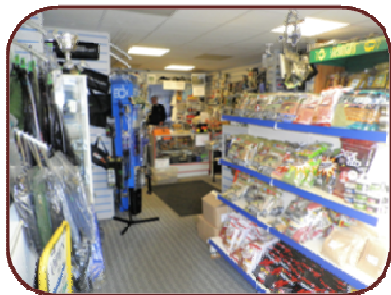




High Street, Bentley, Doncaster **Ref: 560**



An excellent opportunity to acquire a ready to walk into commercial property situated on a main road location in the heart of the trading area of Bentley, Doncaster. The property briefly comprises of a sales area and kitchen/office on the ground floor and two rooms plus bathroom on the first floor. The property benefits from gas central heating and off-street parking to the front and side elevation.

PRICE: Offers in the region of £95,000

Location

The subject premise is situated to the North of Doncaster Town Centre. The densely populated surrounding area of Bentley benefits from schools, library, a good selection of shops and amenities and boasts a modern rail link with Doncaster.

Description:

A commercial premise within a parade of shops situated on a main road location in the heart of a trading area. Premise previously used as a fishing tackle business but the premise would suit a variety of uses, subject to usual permissions.

Accommodation

Single frontage shop with single entrance leading into open plan sales area of approx. 330 sq ft. Door leading into kitchen/office with wall and base units, sink unit, rear facing window and rear exit leading into rear yard. Car parking to the front and side elevation of the property.

First Floor:

Two rooms previously used for storage plus bathroom with WC facility, wash-hand basin and housing the central heating boiler.

Tenure: Freehold

Business Rates

Rateable Value of £2,700 with Rates Payable of £1,271.70 (information obtained from the valuation website on 10/12/14).

Price: Offers in the region of £95,000

Finance:

At your request we can put you in touch with an Independent Business / Finance Adviser in order to review any intended purchase.

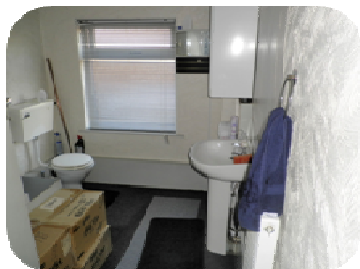
**Freehold Retail
Premise**

**Main Road
Location**

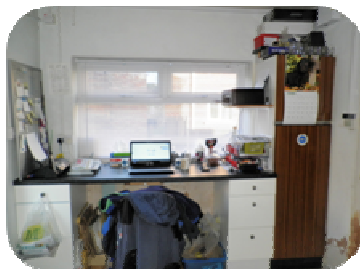
**Situated in main
trading area**

**Would suit a
variety of uses,
subject to usual
permission**

Finance
At your request we can
put you in touch with
an Independent
Financial Advisor in
order to review any
intended purchase.



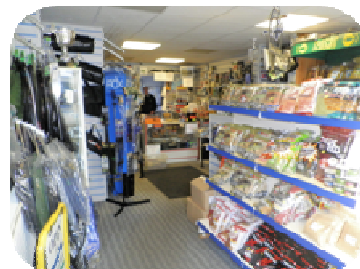
Bathroom



Kitchen/ Office



Sales Area



Sales Area

EPC Rating 'C'

The Property Mis-description Act 1991:1) The mention of any appliance/service within these sales particulars does not imply they are in full working order. It is the responsibility of any perspective purchaser to satisfy themselves prior to completion that all the appliances/services are in full and safe working order. 2) All measurements, areas and distances are approximate only and should not be relied upon. A prospective purchaser should seek further clarification of any details that are of particular importance to them. 3) Extracts from the Ordnance Survey (if used) are only to identify the site mentioned in the sales particulars. The surrounding areas may have changed since it was produced and therefore may not be an accurate reflection of the area around the properties boundaries. 4) Details regarding rating and Town and Country planning matters have been obtained on a verbal basis from the appropriate Local Authority. Unless stated, we have not examined copies of planning consents. We would recommend that interested parties contact the relevant local authority to confirm any information. Misrepresentation—SYBS gives notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in employment of SYBS has authority to make or give any representation or warranty in relation to the property.