



Cooke Street, Bentley Doncaster

Ref:577

SYBS Premier Estate Agents are pleased to offer to the market a workshop within this multi-occupied commercial premise. Workshop area of approx 840 sq ft with 3 phase power and vehicle access to rear.

Rental: £110 Per week - Which included gas and electric
(subject to fair usage)

Location

The subject premise is situated to the North of Doncaster Town Centre. The densely populated surrounding area of Bentley benefits from good range of amenities including schools and excellent selection and range of shops. Area also boasts a modern rail link with Doncaster and the east coast rail network.

Business Description

SYBS Premier Estate Agents are pleased to offer to the market a workshop within this multi-occupied commercial premise. Workshop area of approx 840 sq ft with 3 phase power and vehicle access to rear.

Accommodation

Car Parking for 2 vehicles.

Tenure –

Leashold with option to buy freehold.

Workshop rent payable - **Rental: £110 Per week** - Which included gas and electric (subject to fair usage)

Business Rates

Payable by in-going tenant

Rental: £110 Per week - Which included gas and electric (subject to fair usage)

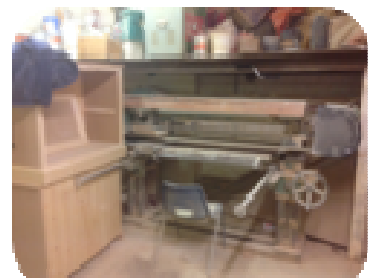
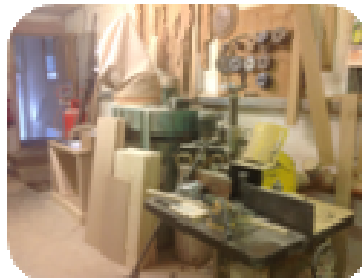
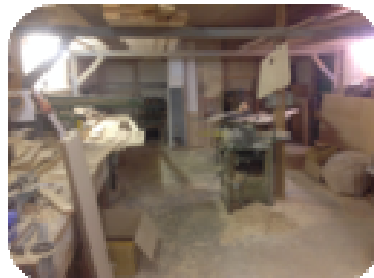
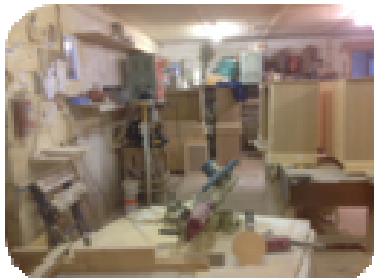
**Walking distance
from railway
station**

**Car Parking for 2
vehicles**

**Workshop Area
840sq ft**

Finance

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



EPC Rating "D" (87) whole building

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 prospective 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.