

40-44 Silver Street
Doncaster DN1 1HQ

FOR SALE

12,000 SqFt (1,114.8 SqM)

- Excellent development opportunity
- Busy and popular leisure location
- Number of potential uses (STP)
- Generously sized commercial premises

FOR SALE

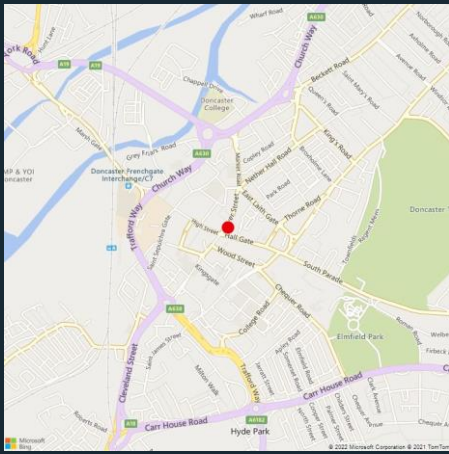


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4 Sidings Court, Doncaster DN4 5NU



LOCATION

The property is located in Doncaster town centre midway along Silver Street which runs north to south from Hall Gate/High Street up to Market Road and the A630.

DESCRIPTION

A fantastic development opportunity presented the market. Located centrally on Silver Street the property lends itself to a full refurbishment project allowing for a number of potential mixed use development opportunities; particularly within the leisure markets.

The property was formerly used as a nightclub and fitted out as such across 3 floors plus a basement area used as a cellar and offices to service the bar and business operational needs. The property has the capacity to be easily refurbished and reopened to its former use. Private parking is enjoyed to the rear.

PRICE

On Application

SERVICES

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

TBC

RATING

The adopted rateable value is not known not available or not applicable unless specified.

VALUE ADDED TAX

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.

ACCOMMODATION

Total 12,000 SqFt (1,114.8 SqM)

INSPECTIONS & FURTHER INFORMATION

Viewings strictly by prior appointment with the agents:

James Humphreys
Barnsdales - Chartered Surveyors
Tel: 01302 304 430
james.humphreys@barnsdales.co.uk

Disclaimer

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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.

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