



TO LET/FOR SALE

FUNKY MODERN OFFICES

Bennetthorpe, Doncaster, DN2 6AA



◆◆ 1,833 SQ FT OPEN LIGHT OFFICE SPACE

◆◆ IMMEDIATELY AVAILABLE

◆◆ EXCELLENT LOCATION CLOSE TO DONCASTER TOWN CENTRE

◆◆ SECURE GATED ENTRANCE



Location

The property is located on Bennetthorpe the main route out from the town centre of Doncaster leading to Doncaster Race course and adjacent the entrance to Town moor parkland.

The site is just 1/2 mile from Doncaster Town Centre travelling in a North direction and is among a cluster of Victorian dwellings and opposite the Earl of Doncaster Hotel.

Description

The property is of modern appearance, constructed of modular units and single storey throughout with secure access and front yard. Part of the building has been let to a hairdressers.

Accommodation

TOTAL	1,833 sqft	170.33 sqm
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Rents & Terms

Commencing rent will be £19,250 per annum for th vacant office accommodation. Alternatively our client will consider a long leasehold sale to include the hairdressing salon.

Costs

Both parties will be responsible for their own legal and professional costs incurred in the letting of this unit.

Planning

The unit benefits from planning consent for B1 (office use). Other uses maybe permitted subject to planning permissions for change of use.

Rates

We are advised verbally by the Valuation Office Agency that the property has a Rateable Value of £17,250 making rates payable to an occupier of £8,038.50 per annum (2017/2018).

VAT

VAT is payable on the rental and other related transactions.

INVESTMENT SALE

Longlease hold sale is available to include adjoining hairdressers producing £8,000per annum. We are seeking offers in the region of £350,000.



All Enquiries to Sole Agent Andrew Allen 07968124411

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Ref: 1800-05

Misrepresentation Act 1967 and property Misdescriptions Act 1991. These details are provided only as a general guide to the property being offered on behalf of clients and remain subject to Contract and lease. The details herein should not be relied upon without survey, inspection and independent measurement. Nobody in the employment of LWE Ltd has the authority whatsoever to warrant information contained herein.

Energy Performance Certificate

Non-Domestic Building



Roundhouse Nursery
Bennetthorpe
DONCASTER
DN2 6AA

Certificate Reference Number:
0950-8982-0319-4690-2064

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 88

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	237
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	48.43

Benchmarks

Buildings similar to this one could have ratings as follows:

37 If newly built

99 If typical of the existing stock