

FOR SALE



18 Priory Place, Doncaster, South Yorkshire, DN1 1BZ

- Three storey building
- Ground floor retail unit
- Ancillary accommodation to upper floors
- Separate access to upper floors
- Well established retail location
- Potential conversion of upper floors
- Total NIA 209.43m² (2,254ft²)
- **Asking Price £175,000**



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Location

The property is located upon Priory Place, a well established secondary retailing position within the town of Doncaster. Adjoining Printing Office Street and High Street, Priory Place benefits from a range of financial and professional businesses as well as a range of retailers of local to national standing due to its proximity to the prime retail locations of St Sepulchre Gate and Baxter Gate / Frenchgate.

The property lies adjacent to Bell Bros Opticians and Age UK with nearby occupiers including Estate Agents, Solicitors, the Post Office and local Council.

Doncaster is the second largest town in the UK with a local authority population of over 300,000 people and offers a strategic location at the heart of the UK. Doncaster is situated on the east coast mainline with more than 60 trains running through every day and benefits from excellent road links via the M1, A1 and M18.

The town also boasts an international airport flying to over 40 destinations. The ports of Humber are within a 45 minutes drive of the town and from a retail perspective the expansion of the Frenchgate Centre has significantly improved the retail profile of the town.

Description

The property comprises a three storey building arranged on the ground floor so as to provide retail accommodation behind which is a store room with WC facilities and kitchenette. This part of the property is accessed via a central pedestrian access door within the front elevation of the property. The upper floors are separately accessed via an additional pedestrian access door to the right side of the front elevation.

The building may be suitable for a number of alternative uses subject to planning permission being obtained. In addition, there is the potential to develop the upper floors of the property, with a residential scheme potentially viable (STP).

Terms

The property is available for sale, freehold and we are inviting offers in the region of £175,000.



Accommodation

Max Internal Width 5.33m
Max Internal Depth 25.36m

Ground Floor Sales 120.28m² (1,295 ft²)
First Floor 43.45m² (468 ft²)
Second Floor 45.69m² (492 ft²)

Net Internal Area 209.43m² (2,254 ft²)

All dimensions are approximate.

VAT

All prices quoted are exclusive of, but may be subject to VAT.

Business Rates

The property is separately listed from the first and second floors with a 2017 Business Rates listing of £ 4,750 and the ground floor 2017 listing of £16,000. For further information, please contact Doncaster Metropolitan Borough Council .

Services

Mains water, drainage and electricity are understood to be connected to the property. We must stress that none of these services have been checked or tested.

Energy Performance Rating

The property has an Energy Performance Rating of C (51).

Viewing

Strictly by prior arrangement with the Sole Agents.



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