

Consort House, Waterdale, Doncaster,
South Yorkshire DN1 3HR

FOR SALE

Ground floor retail unit forming part
of an apartment block

Extending to c.50 sq m (538 sq ft)

Currently operating as an estate
agents by way of an original 10 year
lease at a rent of £12,000 p.a.

Parking for two vehicles

Located in one of the most
business-focused districts
of Doncaster

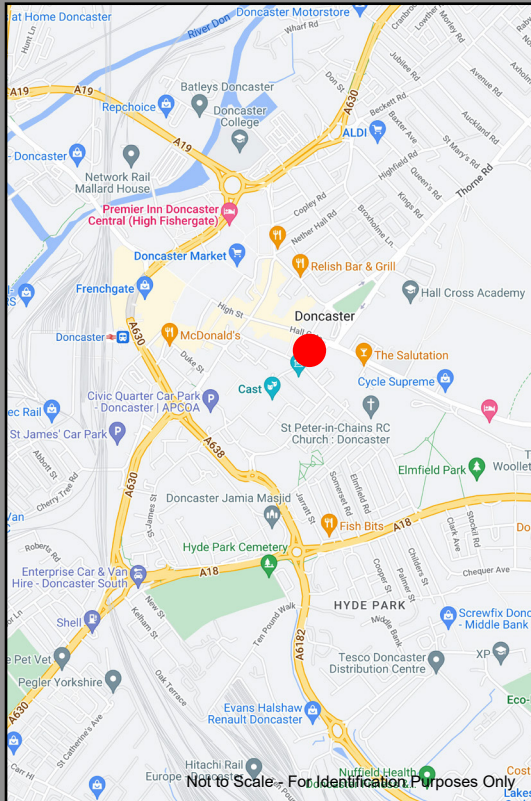
Guide Price £110,000

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01482 325634



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LOCATION

Forming part of the multi storey building Consort House this long leasehold interest in the ground floor retail unit is currently operating as an estate agents by way of an original 10 year lease at a rent of £12,000 per annum, with the accommodation being approximately 50 sq m (538 sq ft) with parking for two vehicles.

DESCRIPTION

The property occupies a prominent location fronting Waterdale and being part of the wider Consort House property located in one of the most business-focused districts of Doncaster and close to Doncaster Royal Infirmary, the Council Offices, the Central Library and County Courts.

ACCOMMODATION

Extending to approximately 50 sq m (538 sq ft) (Interested parties should satisfy themselves in this regard)

Outside Parking for 2 vehicles.

TENURE

A 999 year long leasehold interest in the ground floor unit is available. The 999 leasehold agreement will take effect upon completion of sale.

TENANCY

The property is sold subject to the 10 year occupational lease from 1st may 2016 to 30th April 2026 in favour of New Start Residential Ltd t/a Whitegates at an annual rent of £12,000 p.a.

ENERGY PERFORMANCE RATING: D

LEGAL COSTS

Each party will be responsible for their own legal costs incurred together with any Stamp Duty Land Tax that may be payable.

FURTHER INFORMATION AND TO VIEW

Contact Tim Powell tim@scotts-property.co.uk 07801 515165

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