



**20 & 22 Market Road & 1 to 1e Copley Road
Doncaster DN1 2PE**

**INVESTMENT/DEVELOPMENT
OPPORTUNITY**



- Fish & Chip Take Away
- Ground & 1st Floor Restaurant
- 2 Tenanted Shops
- Office with potential for conversion to shop
- Popular Location
- Opposite the Market
- Planning permission to
 - Divide ground floor to 3 units
 - Create 3 Flats

Price £280,000
neal@cravenwildsmith.co.uk

41 Nether Hall Road | Doncaster | DN1 2PG

Registered in England No. 07062547

01302 36 86 86
www.cravenwildsmith.co.uk



Location

The property is on the corner of Market Road and Copley Road. It is a good secondary retail location popular with specialist retailers and has an international theme with retailers, restaurants and cafes. The location is close to the market, Sunny Bar, the ring road and the Hub. The location is shown on the plans below. For information regarding transport links see www.wearedoncaster.co.uk

Business Rates

The rateable values (2017 list) were taken from the VOA website in October 2017 the assessments were

1 Copley Road	£16,250
1d Copley Road	£2,600
1e Copley Road	£2,325

Lease Terms:

1d and 1e Copley Road are tenanted and each produce £60.00 per week. The rest of the property will be sold with vacant possession.

Description & Accommodation

The ground floor of 1 Copley Road was a fish and chip take-away, the first floor and ground and first floors of 20 & 22 Market Road were used as a restaurant with storage preparation space. 1d and 1e Copley Road are ground floor lock up shops.

Conditional planning permission was granted on 7th August 2017 under reference 17/01329/COU for "Subdivision of the existing ground floor commercial unit to no.3 retail units; a hot food takeaway and restaurant; the creation of no.3 self-contained flats at first and second floor."

Plans of both the existing and proposed layouts are set out below. **NOTE 1d and 1e Copley Road are NOT shown on the plans.**

NOTE: No services or equipment has been tested.

Energy Performance Certificate (EPC):

The property has an energy performance asset rating of 113 putting it in band E. A copy of the certificate and recommendations report is available on request.

Offer Procedure:

To make an offer, simply contact our office. To advise our clients we will need to establish your ability to proceed, which may include financial qualification by an Independent Referencing Company.

Money Laundering:

Craven Wildsmith are required to formally identify parties to a transaction. The prospective buyer will be required to provide proof of identity.

Viewing

For viewings & further information contact: Craven Wildsmith on: **01302 36 86 86**
E-mail: neal@cravenwildsmith.co.uk



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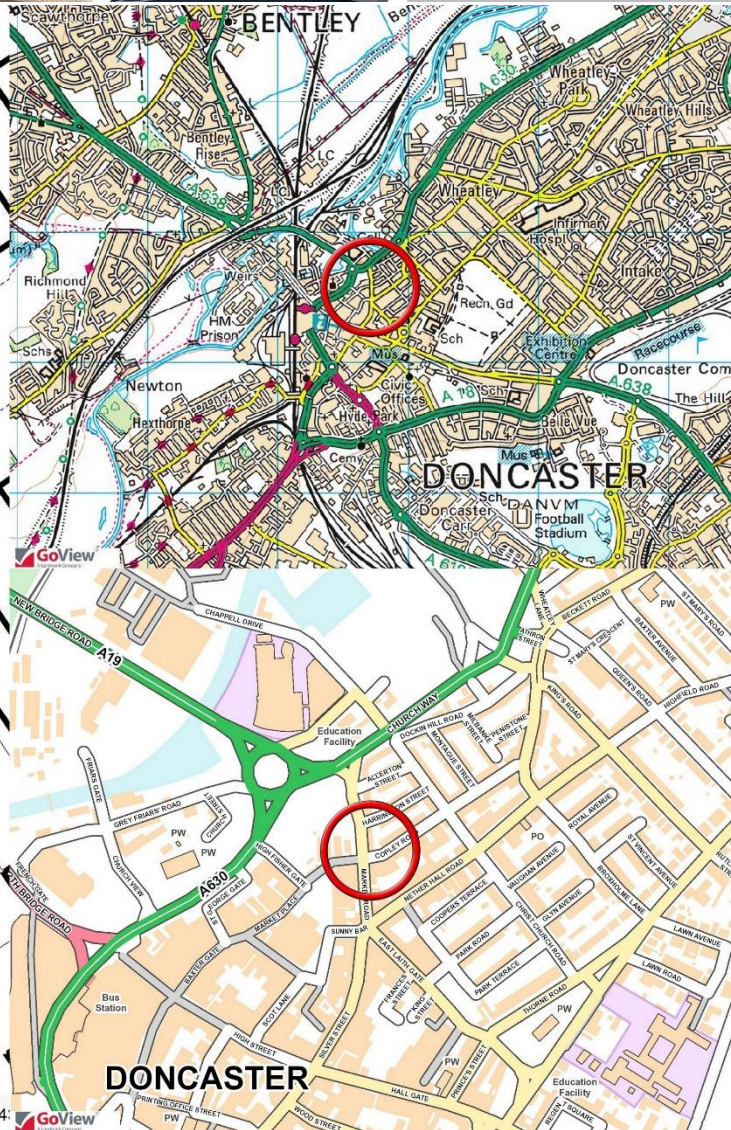
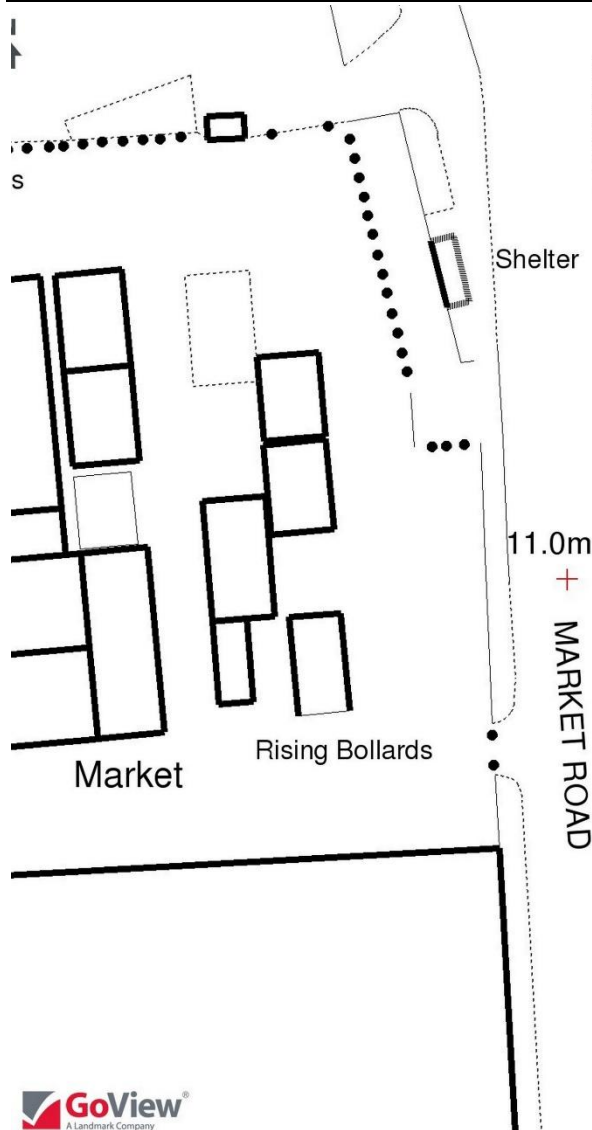
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Residential & Commercial Property Professionals



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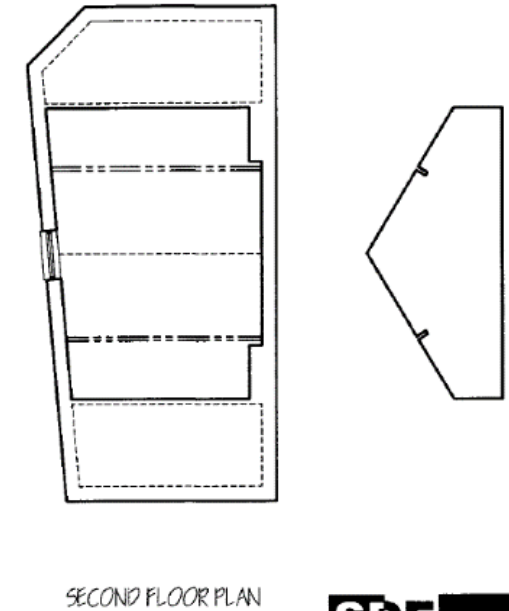
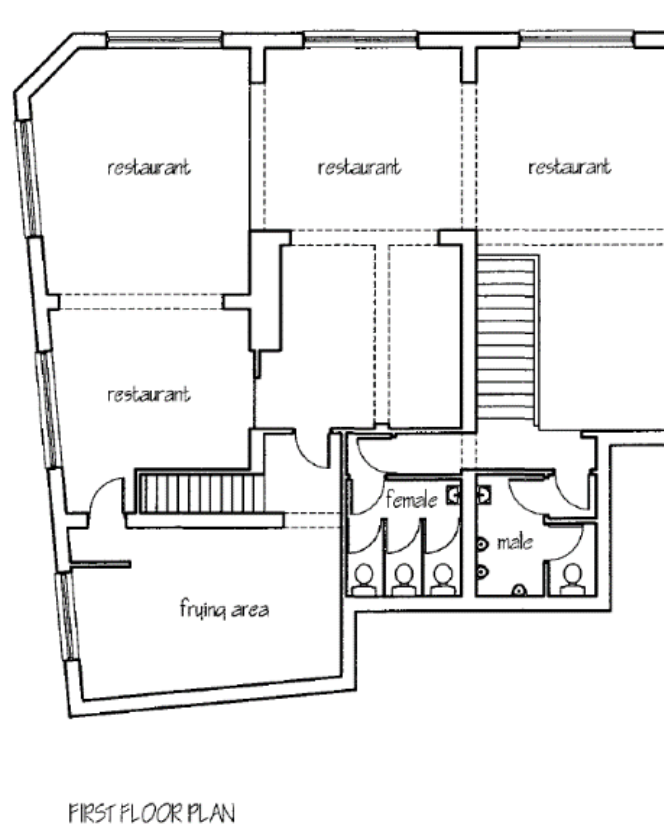
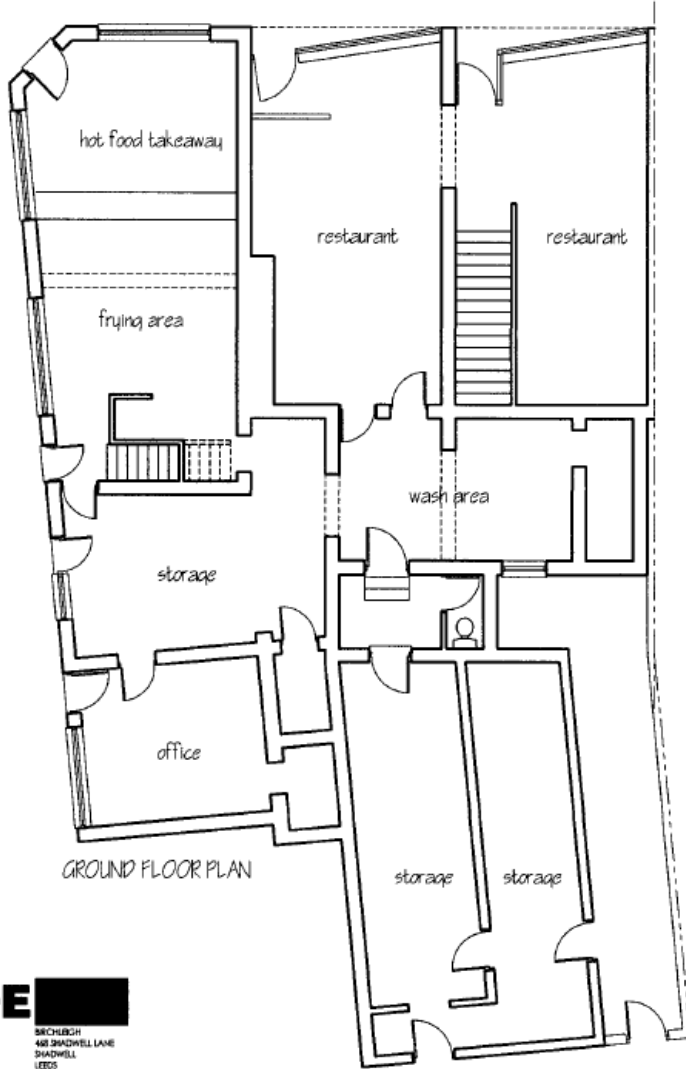
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EXISTING LAYOUT

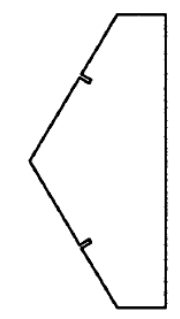
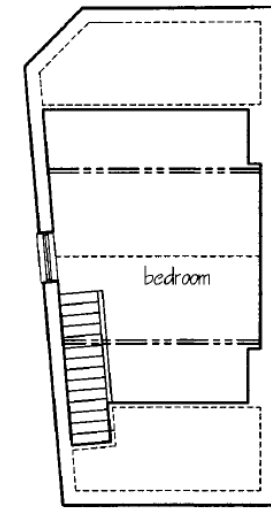
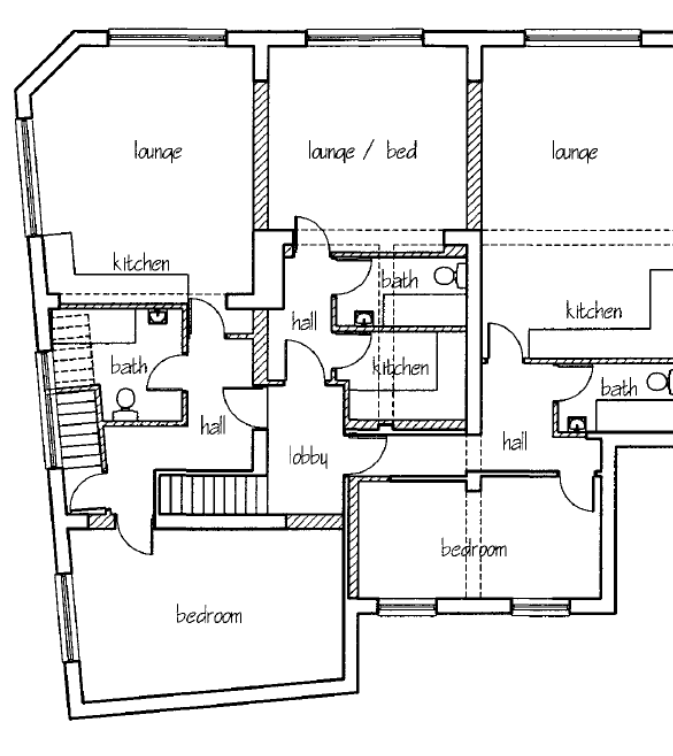
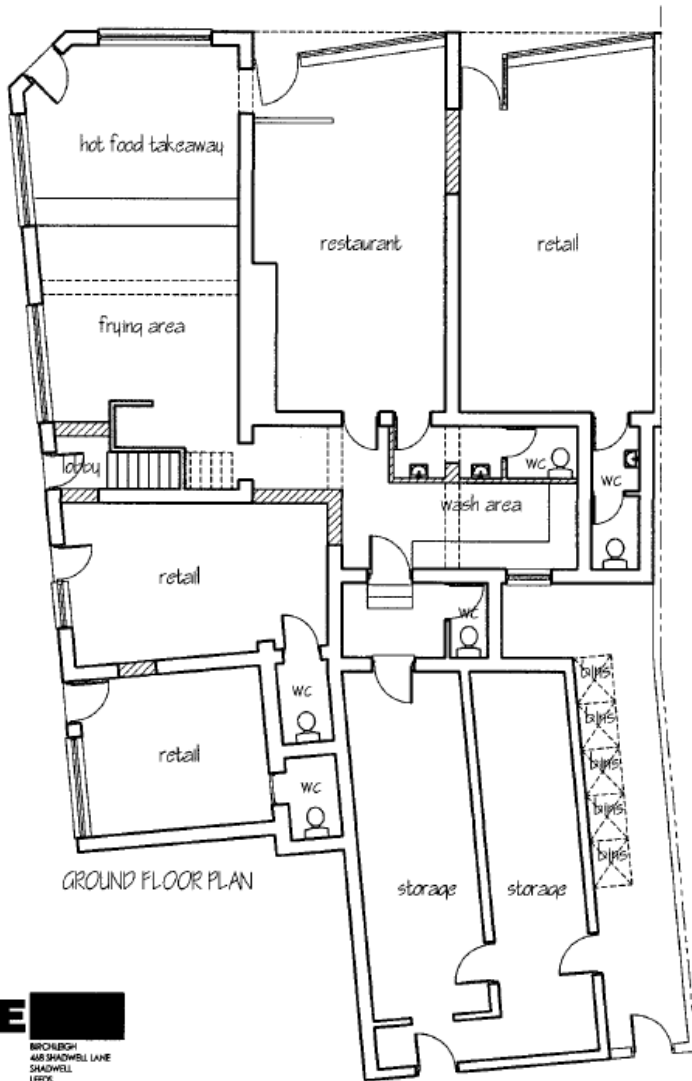


SDE
SHERBORN
468 SHADWELL LANE
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LEEDS
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COMMERCIAL DEVELOPMENT
1 COMLEY ROAD, DONCASTER
DN1 9PE
for
MR. POTTSWELL
EXISTING PLANS
Date: _____ Drawn by: _____ Checked by: _____ Issue:
APRIL 2017 SDE Drawing No: 1:100
Project no: _____ Revision:
RIS - 72 002



PROPOSED LAYOUT



BRICHLERGH
488 SHADWELL LANE
SHADWELL
LEEDS
LS17 8BA

SDE
BRICHLERGH
488 SHADWELL LANE
SHADWELL
LEEDS
LS17 8BA
Email: s-ecoles1@sky.com
Tel: 0113 808 4157
eFax: 0113 822 4637
Mob: 0794 653770

COMMERCIAL DEVELOPMENT NT
1 COPLEY ROAD, DONCASTER
DN1 2PE
for
M. ROTHWELL
PROPOSED PLANS

Date	Drawn By	Checked By	Scale
APRIL 2017	SDE		1:100
Project No:	Drawing No:	Revision:	Author:
J25 - 72	010		



HOW WE CAN HELP YOU.

Craven Wildsmith advise both Landlords and tenants. We can do everything from finding a property to selling it and everything between. Are you **looking for a property** to occupy or as an investment, we have a **property finding service** for residential and commercial properties for both occupation and investment.

Once you have found the property you need to determine if it is the right one. We offer pre purchase or pre tenancy advice including **surveys, valuations and reports on condition**. **Tenants need to take advice before signing a lease; it can save £100,000s' at the end of the lease.**

Do you have a property or portfolio to MANAGE? Craven Wildsmith specialise in the letting and management of all types of RESIDENTIAL & COMMERCIAL property. During the term of the lease many types of issues arise including rent reviews, landlord and tenant disputes, dis-repair, rent payment difficulties etc. At the end of a lease we can help with renewal of the lease to the existing tenant or vacation of the property including dealing with any dilapidation (disrepair) or other outstanding issues. We can then **SELL OR LET the property as Craven Wildsmith** – we specialise in the sale and letting of most types of commercial property.

Even if you are not buying or renting from Craven Wildsmith call us on 01302 36 86 86 to discuss how we can help you.

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