



**23 Balby Road
Doncaster DN4 0RA**

**SHOWROOM & OFFICE
TO LET**



- Shop & office with basement store
- Prominent location on Balby Road (A630)
- At Belmont Avenue traffic lights
- Ground floor 23 m² (243 ft²)
- Basement 17 m² (184 ft²)
- First floor 13 m² (137 ft²)

Rent £350.00 per month

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 fronts the busy A630 Balby Road the link between the A1 (M) and Doncaster town centre. It is on the traffic light controlled junction with Belmont Avenue which increases the visibility and prominence of the unit. The location is shown on the plans below.

Business Rates

The adopted rateable value in the 2017 list is £1,325. This information was obtained from an inspection of the VOA website in May 2017.

Energy Performance Certificate (EPC):

The property has an energy performance asset rating of 96 putting it in band D. A copy of the certificate and recommendations report is available on request. **If you require an EPC please ask us for more information.**

Description & Accommodation

The property comprises

Ground floor front showroom/office with display window, carpet, central heating, spot lighting and stairs to 1st floor. **Rear Store** with shelving, central heating radiator and stairs to

Basement two rooms one with WC and one with shower tray.

First floor office with carpet and feature fire place.

NOTE: No services or equipment has been tested.

Use for a general store WILL NOT be permitted.

Terms:

The property is available by way of a new lease. The tenant shall be responsible for the cost of buildings insurance, all repairs, decorations and a proportion of the cost of maintaining any common parts. A rental deposit may be required. The ingoing tenant to be responsible for all legal costs incurred within this transaction

Offer Procedure & Money Laundering

To make an offer on this property, simply contact our office. We will need to establish your ability to proceed, which may include financial qualification. We are required to formally identify parties to a transaction.

Code of leasing practice:

The Code for Leasing Business Premises in England and Wales 2007 recommends you seek professional advice prior to committing to take a commercial property. The code can be obtained from the agent or downloaded from

www.leasingbusinesspremises.co.uk

Viewing

For viewings & further information contact: Craven Wildsmith on: **01302 36 86 86**

E-mail: neal@cravenwildsmith.co.uk

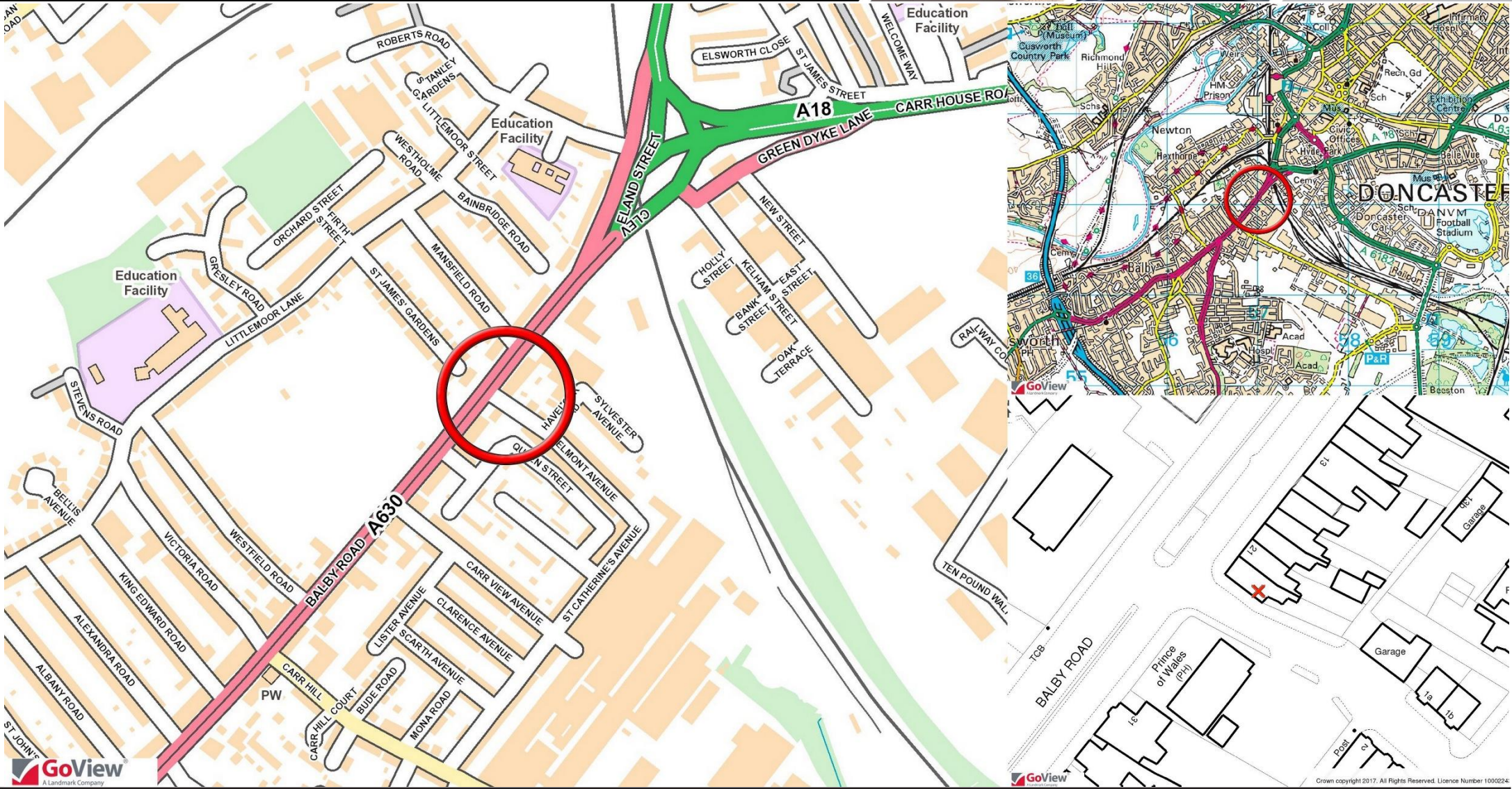
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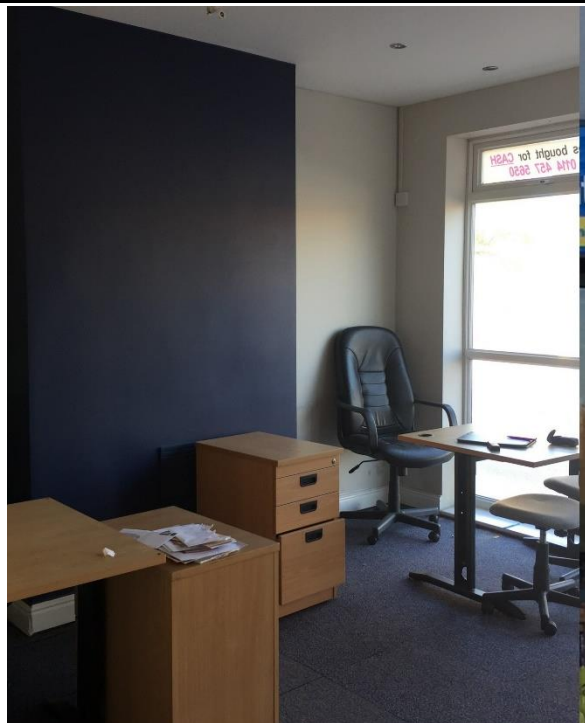


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HOW WE CAN HELP YOU.

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.

Disclaimer –Craven Wildsmith, any joint agents and their clients give notice that:

1. The information contained in these particulars is made without the responsibility and do not constitute the whole or any part of an offer or contract.
2. Any description, image, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission or approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title deeds or any other information set out in these particulars or otherwise provided shall not be relied on as statement or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.
3. No employee of Craven Wildsmith has any authority to make or give any representation or warranty rising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospect purchase or letting including in respect of any resale potential or value at all.
4. Price or rent maybe subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.
5. Except in respect of death or personal injury caused by the negligence of Craven Wildsmith or its employees or agents, Craven Wildsmith will not be liability, whether in negligence or otherwise howsoever for any loss from the use of these particulars or any information provided in respect of the property safe to the extent that any statement or information has been made or given fraudulently by Craven Wildsmith.
6. In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists impression or architects drawings or specification or scope of works or amenities, infrastructure or services, or information concerning views, character or appearance and timing concerning availability or occupation and the prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Craven Wildsmith shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.