

## 51 & 51a High Street Bentley, Doncaster DN5 0AA

## HIGH STREET SHOP & FLAT FOR SALE



- Shop 18.4m<sup>2</sup> (198 ft<sup>2</sup>)
- Middle Prep 16.7m<sup>2</sup> (179 ft<sup>2</sup>)
- Rear Prep 12.04m<sup>2</sup> (129 ft<sup>2</sup>)
- Self-contained 1<sup>st</sup> floor flat comprising
  - Lounge
  - Bedroom
  - Box room
  - Shower room &
  - Kitchen
- Busy High Street location
- Previously a long established butchers shop

**Asking Price £102,500**  
**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 A19, High Street which is the main road through the village of Bentley and one of the main routes north out of Doncaster. The shop is part of a busy parade. To the rear of the property is a large public car park.

The location is shown on the plans below.

For information regarding transport links see [www.wearedoncaster.co.uk](http://www.wearedoncaster.co.uk)

### Local Taxation

The rateable value in the 2017 list is £2,700. This information was obtained from an inspection of the VOA website in November 2017.

The flat is in council tax band A. This information was obtained from an inspection of the Directgov website in November 2017.

### Description & Accommodation

The property comprises a separate ground floor shop with a flat above.

The **SHOP** comprises a **Front Sales** area of 18.4m<sup>2</sup> (198ft<sup>2</sup>) a lobby leading to the **Rear Preparation Area** which totals 28.7m<sup>2</sup> (308 ft<sup>2</sup>) and has a walk in fridge and under stairs cupboard.

The **FLAT** is well presented, it is double glazed and comprises: - Rear **kitchen** with entrance door, base and wall units and feature tiled splashback, **Shower room** with toilet and wash basin, Middle **Bedroom** with airing cupboard, **Box room** and Front **lounge** with electric fire.

**OUTSIDE** is a yard area with two small outbuildings.

**NOTE: No services or equipment has been tested.**

### Viewing

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

E-mail: [neal@cravenwildsmith.co.uk](mailto:neal@cravenwildsmith.co.uk)

### Energy Performance Certificate (EPC):

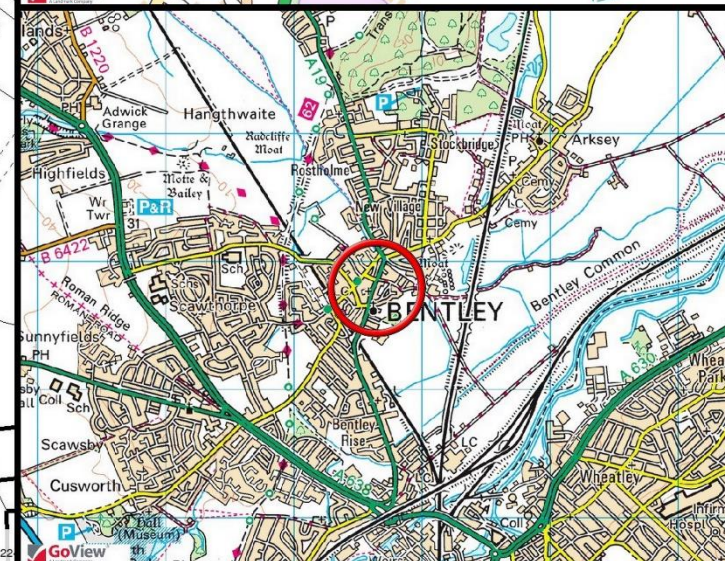
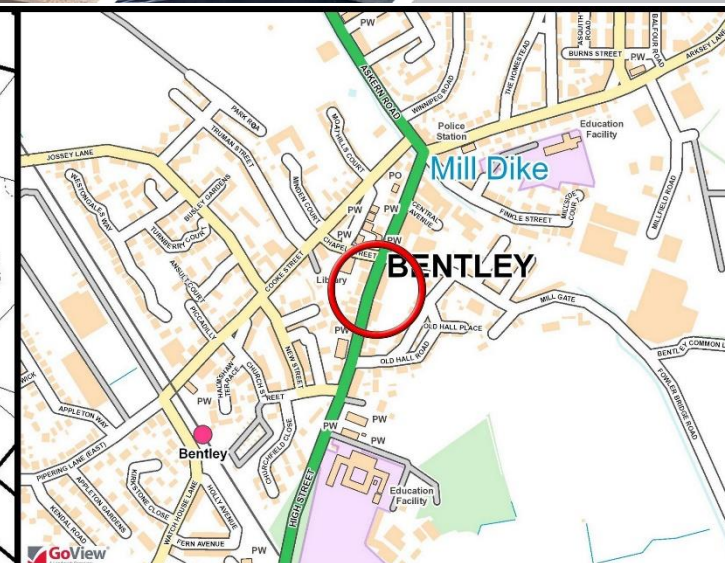
The shop has an energy performance asset rating of 80 putting it in band D. The flat has an energy Efficiency Rating of 9 putting it in band G. A copy of the certificates and recommendations report are available on request.

### Offer Procedure:

To make an offer on this property, 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:

Anti-Money Laundering Regulations require us to formally parties to a transaction. Prospective buyers will be required to provide proof of identity.



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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:**

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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.

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