cravenwildsmith
Residential & Commercial Property Professionals

Regulated by RICS

10 Church Street, Conisbrough, Doncaster, DN12 3HR

INVESTMENT FOR SALE

- Tenanted Investment
- Business Not Affected
- Well-presented Long Established hairdressing salon
- Prominent location
- Rent £5,700 p.a. (review pending)
- Next to car park
- Long leasehold
- Total 36 m^2 (388 ft^2)

Asking price £59,500

laura.h@cravenwildsmith.co.uk

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Location

The property is in an excellent location, close to the centre of Conisbrough and adjacent to a car park. The location is shown on the plans below. Nearby occupiers include Sainsburies Local, coffee shops and restaurant / takeaways.

Description & Accommodation

The property comprises a single storey lock up hairdressing salon comprising an ''L'' shaped salon with kitchen and toilet.

Business Rates

The Rateable Value (RV) in the 2023 list is £4,400. This information was obtained from an inspection of the VOA website in July 2025.

Tenure

The Property is held on a 99 year lease from May 1965 expiring in 2064. The landlord is the local authority. The property is to be sold subject to the existing lease, however we understand the current Owner has agreed terms for a renewal.

Tenancy

The Property is tenanted by two individuals on a lease dated 7th October 2021 for a term of 3 years and are currently holding over.

Copies of both leases are available on request.

Energy Performance Certificate (EPC)

The property has an energy performance asset rating of 72 putting it in band C. A copy of the certificate and recommendations report is available on request.

Anti-Money Laundering (AML):

To comply with AML Regulations, identity checks and confirmation of the source of funding is required from any purchaser or lessee.

Privacy Policy

See http://craven-wildsmith.co.uk/about/privacy-policy/

Viewing

For viewings & further information contact

Craven Wildsmith on: **01302 36 86 86**

Email: laura.h@cravenwildsmith.co.uk

Search online www.cravenwildsmith.co.uk

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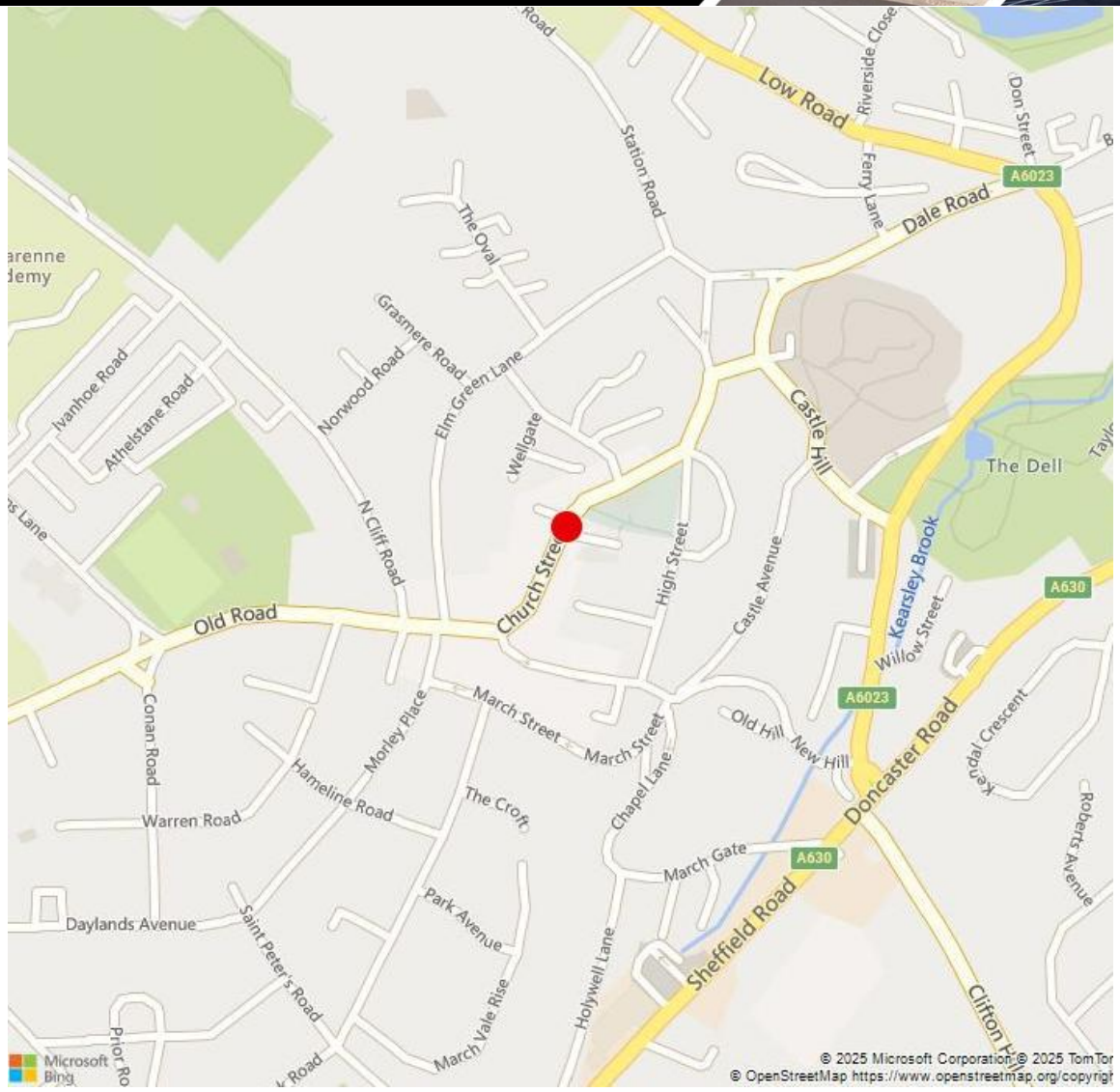

Liley House | 33 Northgate | Tickhill | DN11 9HZ
Registered in England No. 07062547
01302 36 86 86
www.cravenwildsmith.co.uk

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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.

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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.
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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.