



cravenwildsmith
Residential & Commercial Property Professionals



Regulated by RICS


24 Sheep Dip Lane, Doncaster, DN7 4AX

**Investment
FOR SALE**



- PART TENANTED INVESTMENT
- Busy and popular Parade
- Vacant shop, last used as a cafe asking rent £650.00 per month
- Suitable for a variety of uses STC
- Tenanted flat let at £360.00 per month
- Possible potential to develop at the rear STC

£125,000

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

Sheep Dip land is located off The Broadway in Dunscroft, a suburb of Doncaster. The property is part of a busy suburban parade with lay by parking to the front. The location is shown on the plans below.

Business Rates

The shop has a RV in the 2017 list of £3,900 (from VOA website in July 2018). The RV is NOT the rates you pay for further information see

<https://www.gov.uk/calculate-your-business-rates>

100% small business rates relief may be available on this property, for further details see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

The flat is in council tax band A

Privacy Policy – See

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

Description & Accommodation

A shop and flat with rear yard and outside stores.

The **shop** was last used as a cafe, it has a front sales area approx. 39.5 m2 (415 ft2), rear room of approx. 14 m2 (154 ft2) and toilet. it is currently vacant and to let with an asking rent of £650.00 per month.

The 2 bedroom **flat** has access from the rear and is let at £360.00 per month

Outside is a yard with two pre-cast concrete garages. The client believed the rear MAY have development potential subject to consent

NOTE: No services or equipment has been tested.

Energy Performance Certificate (EPC)

The shop has an energy performance asset rating of 105 putting it in band E. **We are awaiting a copy of the**

EPC for the flat. A copy of the certificates and recommendations reports are available on request.

Offer Procedure:

To make an offer on this property supply us with the relevant details, which will be passed on to our client. 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:

Money Laundering Regulations require us to identify parties to a transaction. All parties will be required to provide proof of identity.

Viewing

For viewings contact: us on: **01302 36 86 86**

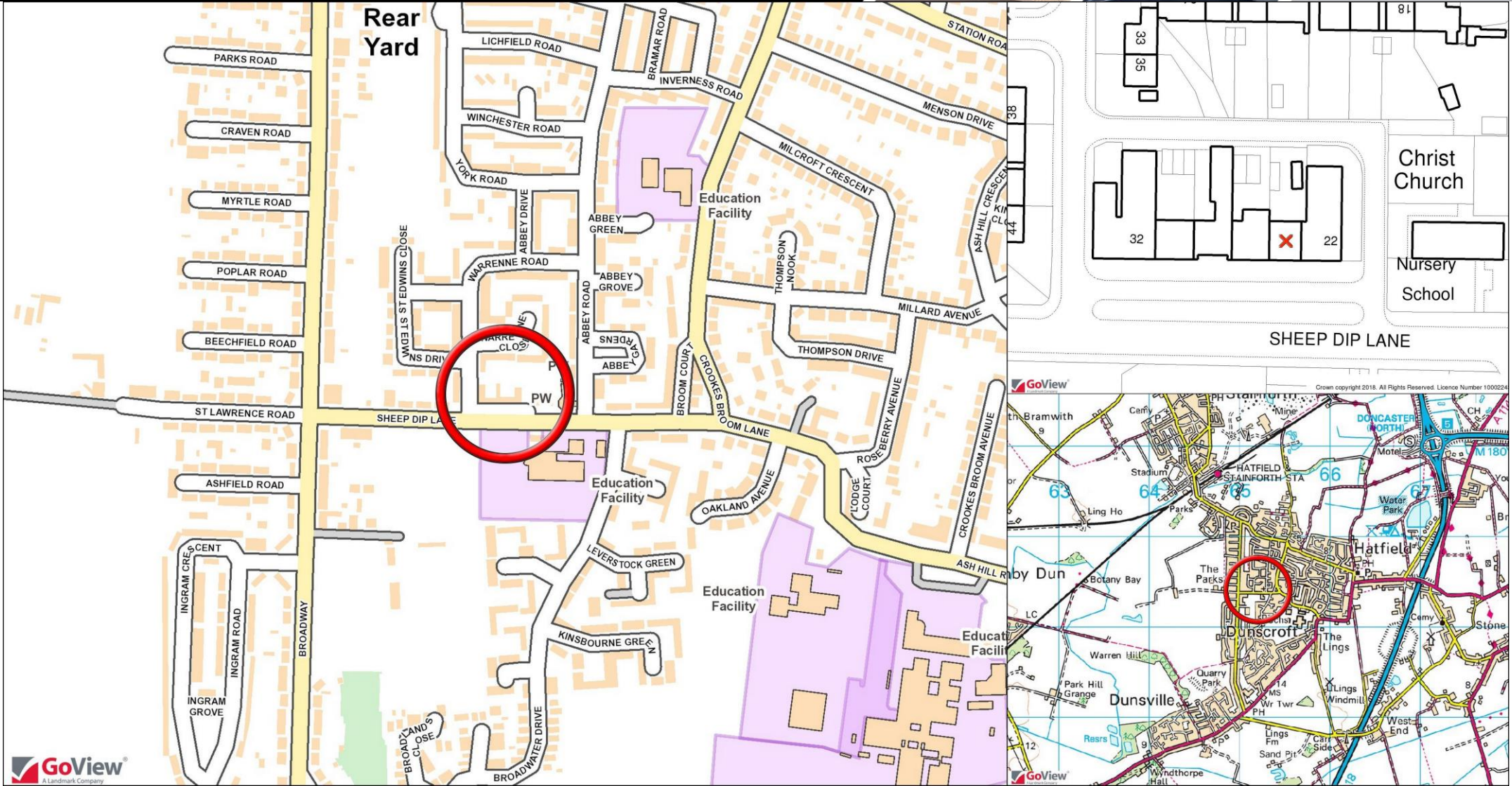
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Craven Wildsmith advise both Landlords and tenants. We can do everything from finding a property to selling it and everything between. Are you **looking for a property** to occupy or as an investment, we have a **property finding service** for residential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