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Residential & Commercial Property Professionals



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2a Bennetthorpe, Doncaster, DN2 6AD

Retail



- Available immediately
- Well presented
- Basement, ground, first and second floors
- Previously used as beauticians, residential, and storage /additional treatment rooms
- Overall floor area: 107 m2 (1,154 ft2)
- Internal access to first / second floors
- Basement storage
- Nearby road parking
- Rear yard

To Let: £13,200 p.a

Laura.h@cravenwildsmith.co.uk

Liley House | 33 Northgate | Tickhill | DN11 9HZ
Registered in England No. 07062547
01302 36 86 86
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Location

The property is located in Bennetthorpe, a well established location, home to many professional services. The property is situated close to the Earl of Doncaster Hotel and close to the Town Field, Town Moor Golf Course, and the famous Doncaster Racecourse.

There is nearby road parking on Bennetthorpe and on Roman Road where there is access to the rear yard of the property.

Business Rates

The Rateable Value (RV) in the 2026 list is £8,700. This information was obtained from an inspection of the VOA website in September 2026**. 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 occupiers.

The upper floors are in Council Tax Band A

Description & Accommodation

A well presented ground floor shop with basement and ancillary accommodation to the upper floors. The first and second floors could be used for residential or as additional storage for the ground floor.

The total floor area of the property is 107 m2 (1,154 ft2) and comprises a ground floor front room, middle room, and kitchen and wc to the rear.

The upper floors comprise two rooms and rear bathroom with bath/shower and wc on the first floor and an additional room on the second floor.

The property also has a basement and a rear yard with access onto Roman Road.

For more information, see the floor plan.

Tenure Comments

The property is available by way of a new contracted out 3-year lease or longer. The tenant shall be responsible for the cost of insurance, all repairs, decorations and a proportion of the cost of maintaining any common parts.

Rental Deposit

A rental deposit and / or additional security such as a guarantor may be required.

Set up fees

The ingoing tenant to be responsible for all setting up fees incurred within this transaction.

Viewing

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

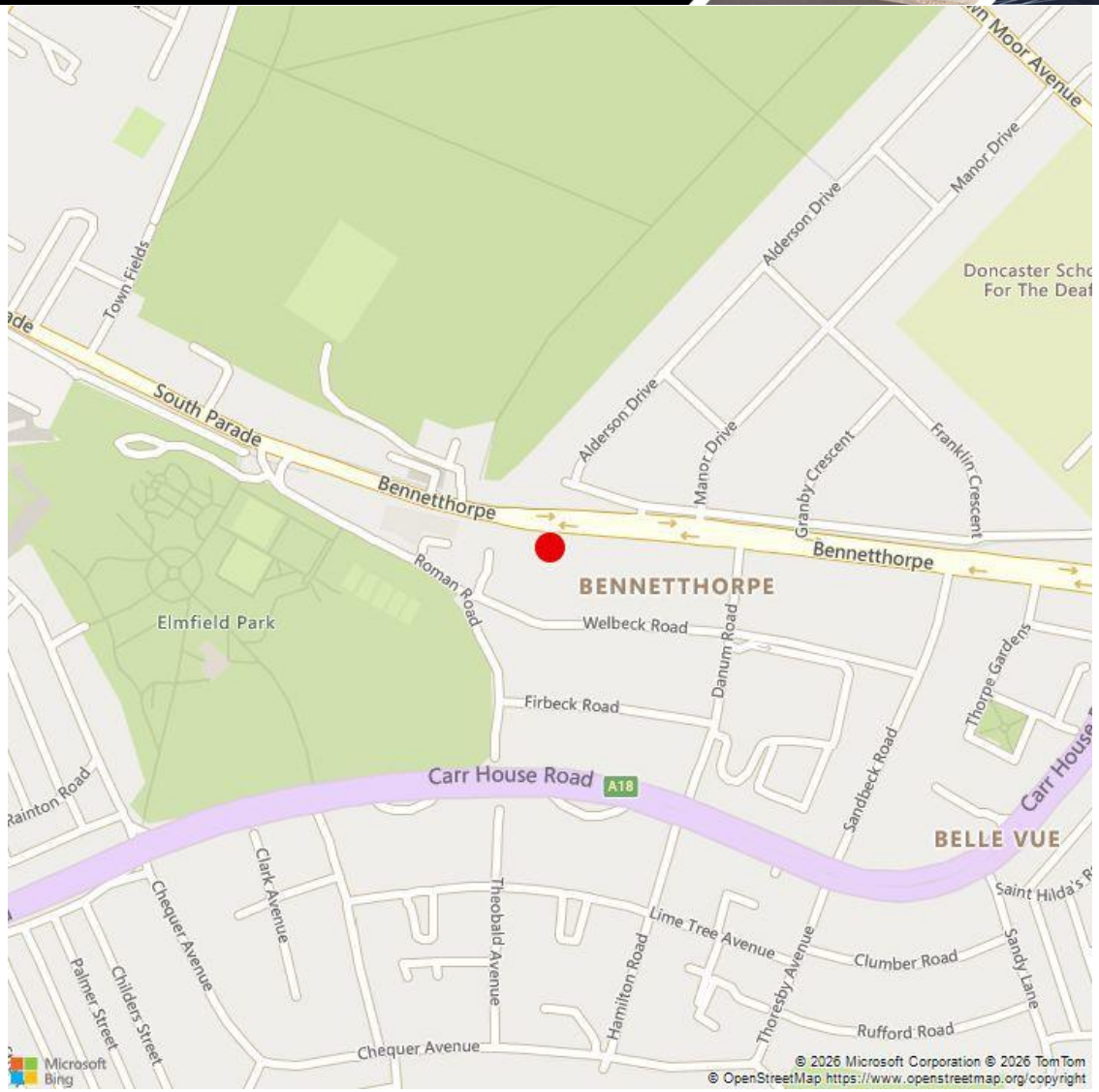
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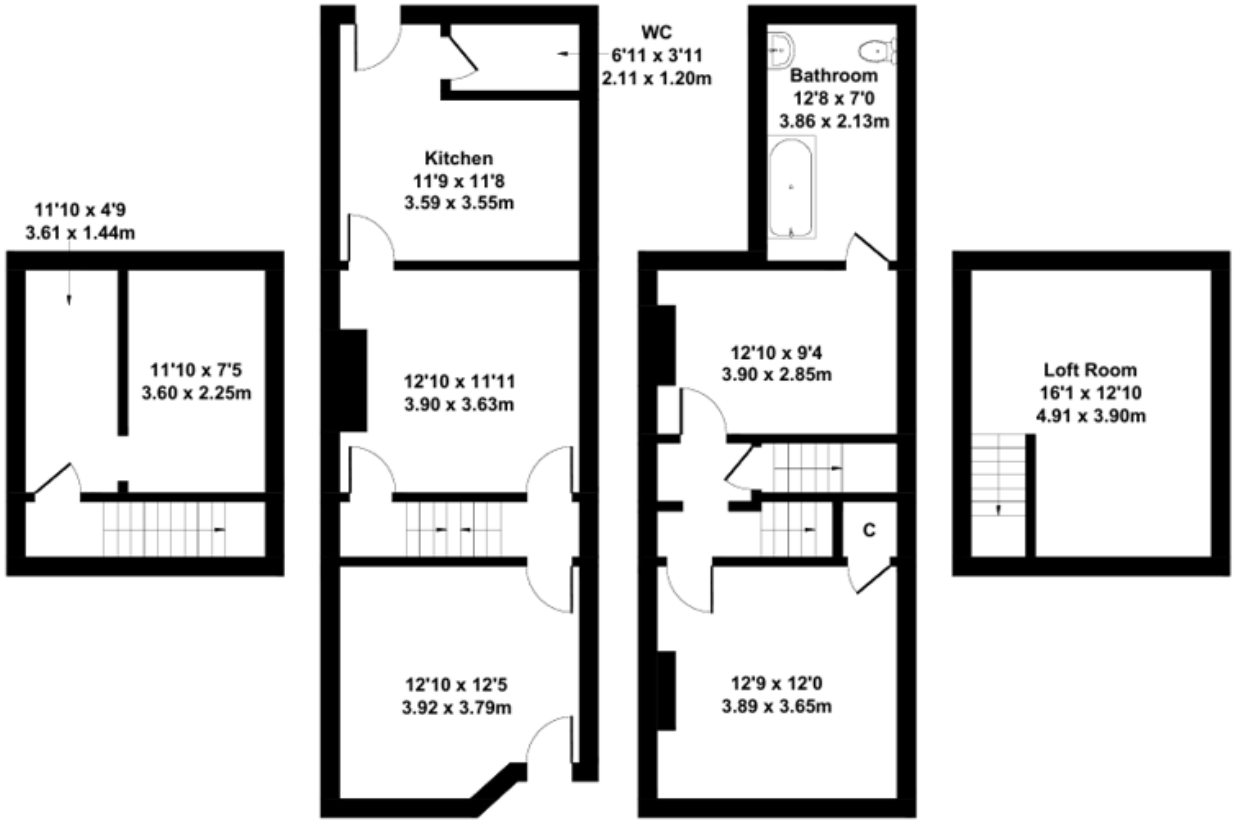
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Approximate Gross Internal Area
1378 sq ft - 128 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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Energy Performance Certificate (EPC)

The property has an energy performance asset rating of 67 putting it in band C. A copy of the certificate and recommendations report is available on request. **An EPC is required for virtually all properties that are to be let or sold, if you require an EPC please ask us for more information.**

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.

To let a property from Craven Wildsmith, you must be able to provide:

- Email address and contact number
- National Insurance Number
- 3 months Full Bank Statements
- 3 Months Payslips
- Proof of Current Address
- Proof of Income
- Previous AST / Mortgage Statement

Code of leasing practice:

Prospective tenants should be aware of The Code for Leasing Business Premises in England and Wales 2007. The code 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

Privacy Policy

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

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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.

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