



3 & 3a Gill Street, Doncaster, DN1 2BT

**Investment
FOR SALE**



- 2 Self contained units
- Ground floor unit 24 m² (263 ft²)
- First floor studio apartment
- Income £6,000 p.a. with vacant ground floor
- Close to City centre
- Great visibility from Trafford Way
- Ideal for occupation or investment

For Sale £115,000
laura.h@cravenwildsmith.co.uk



Location

Gill Street is located 0.45 miles South East from Doncaster, within the county of South Yorkshire. It is 16.63 miles North East from Sheffield and 25.89 miles South East from Leeds. This Property is just off Jarratt Street and is highly visible from the A638 Trafford Way. See the location plan below.

Business Rates

The Rateable Value (RV) in the 2023 list is £1,500. This information was obtained from an inspection of the VOA website in October 2023. **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

Description & Accommodation

The property comprises 2 self contained units.

The **ground floor** is a vacant workshop/store. It was previously used for various motor trade related uses and comprises an open plan space with a roller shutter vehicle door and separate pedestrian access. It benefits from water, drainage, and electricity.

The first floor is a self contained studio apartment, it was fully refurbished in 2022. It comprises a spacious ground floor entrance, a first floor studio with modern fitted kitchen and shower room. The studio currently let on an AST at £500 pcm plus utilities.

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

Energy Performance Certificate (EPC)

The ground floor commercial property has an energy performance asset rating of 117 putting it in band E. The Flat's rating is to be confirmed. 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.

Privacy Policy

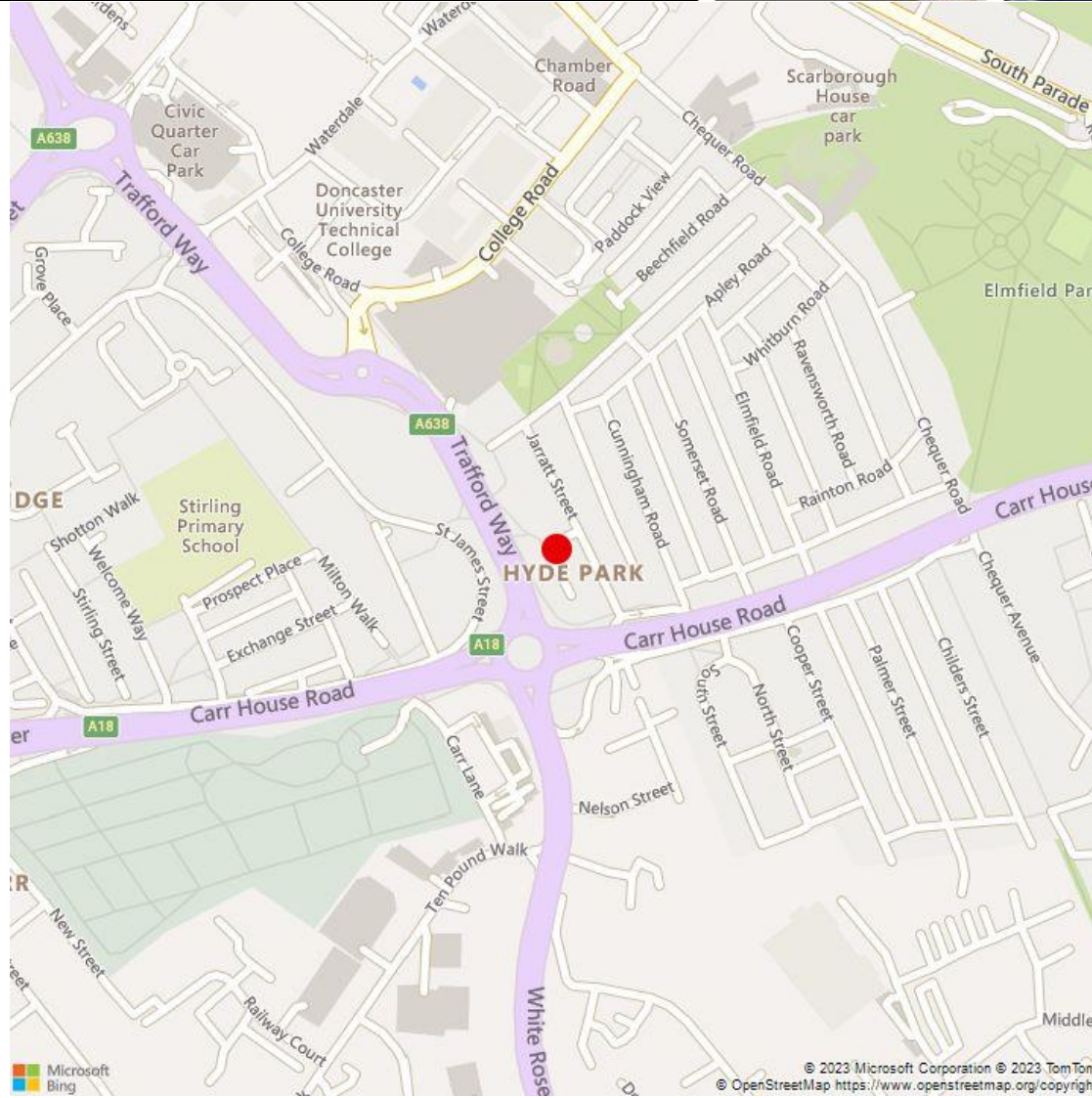
See <http://craven-wildsmith.co.uk/about/privacy-policy/>



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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.

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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.
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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.