



**45 Leicester Avenue, Town Moor, Doncaster, DN2 6DR**

**Investment  
FOR SALE**



- Retail and residential investment
- **Hairdresser** Trading from the property circa 30 years. Modest Rent, with a Rent review in October 2022
- **Ground floor flat** – Lounge, 1 bedroom, 1 bathroom.
- **First floor flat** – 2 bedrooms, 1 bathroom and living kitchen
- Garage
- Total income of £15,260

**Asking Price - £190,000**  
**[amelia@cravenwildsmith.co.uk](mailto:amelia@cravenwildsmith.co.uk)**



**Location**

The property is located on Leicester Avenue, close to Town Moor, Sandringham Road, Doncaster Royal Infirmary, the famous race course and deaf school. For more information please see the location plan below.

**Business Rates**

The rateable value of the shop in the 2017 list is £1,450. This information was obtained from an inspection of the VOA website in March 2021. 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>

**Council Tax**

Both flats are in council tax band A

**Description & Accommodation**

The property comprises a self-contained retail unit with WC and two flats.

The self-contained ground floor flat comprises bed room, living room, kitchen, bathroom.

The self-contained first floor flat comprises living room, kitchen 2 bedrooms, and bathroom.

The flats are equipped with fridge freezer, washer dryer and bed, with the tenants paying for their own services.

Outside to the rear is a garage.

The property was comprehensively refurbished in 2017/18 with a replacement roof, UPVC windows, doors, and new central heating.

**Schedule of tenancies:**

As at 31/03/21 the parts of the property are let on the following terms

Property	Term	Rent p.a
Shop	1 <sup>st</sup> October 2016 to 30 <sup>th</sup> September 2026	£2,520
Ground floor flat & garage	AST from January 2021	£5,980
First floor flat	AST from January 2020	£6,760

**Energy Performance Certificate (EPC)**

Please see below for the EPC ratings. 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.**

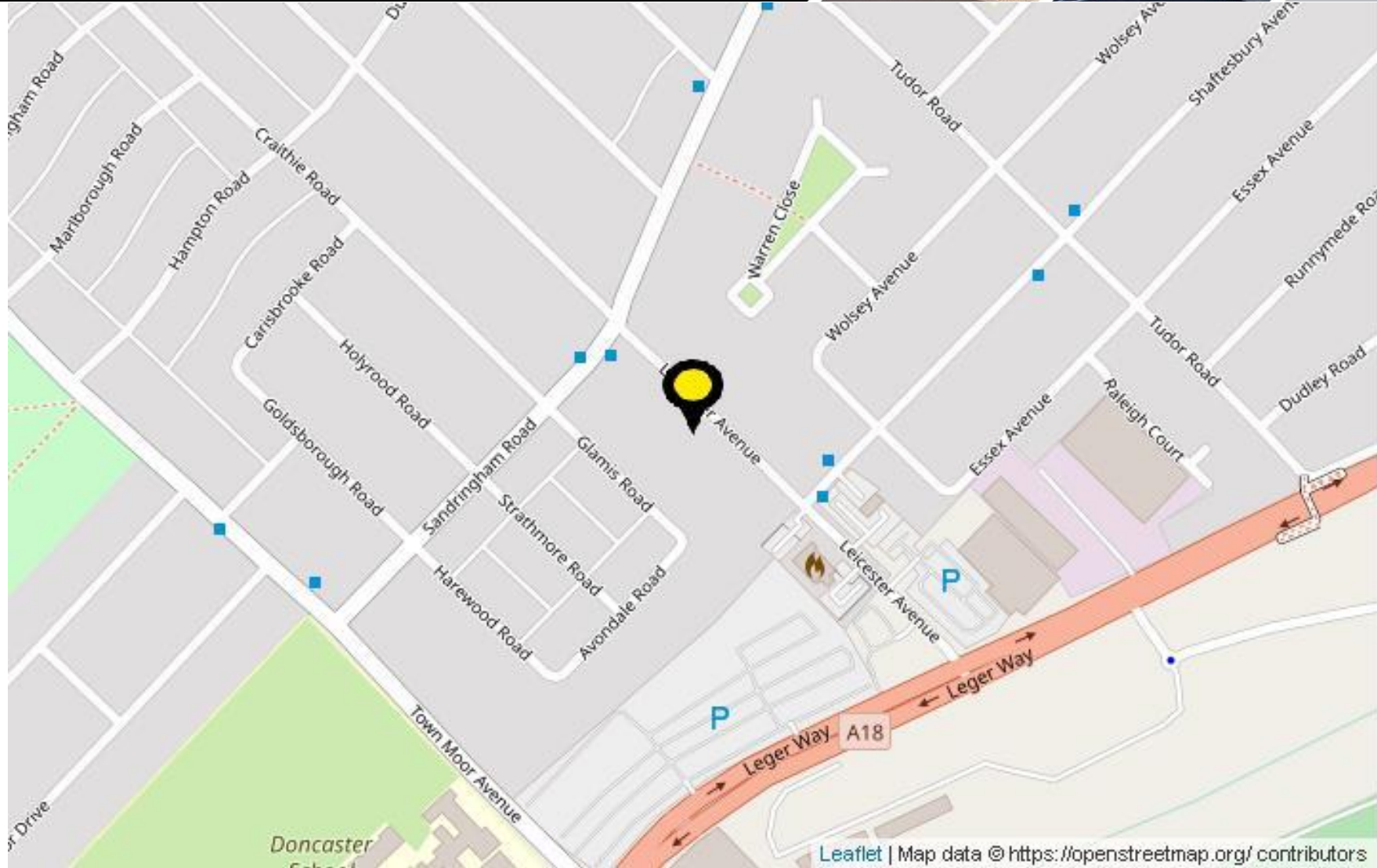
Shop	88 - D
Ground floor flat	53 - E
First floor flat	41 - E



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 **RICS**



**Liley House | 33 Northgate | Tickhill | DN11 9HZ**

Registered in England No. 07062547

**01302 36 86 86**

**www.cravenwildsmith.co.uk**



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### 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.

### 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: [amelia@cravenwildsmith.co.uk](mailto:amelia@cravenwildsmith.co.uk)  
Search online [www.cravenwildsmith.co.uk](http://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.**

**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.