



57 Silver Street, Doncaster, South Yorkshire, DN1 1JL

**Investment
FOR SALE**



- Commercial Investment
- Let to Denturecare UK Ltd
- Tenant trades from 3 locations
- Lease to 6th August 2027
- Rent £15,200
- Established tenant
- Attractive return
- Tenant responsible for maintenance

£185,000

NO OFFERS

neal@cravenwildsmith.co.uk

Liley House | 33 Northgate | Tickhill | DN11 9HZ

Registered in England No. 07062547

01302 36 86 86

www.cravenwildsmith.co.uk



Location - Quality Streets is the next project to transform Doncaster town centre. The £2 million project will see significant improvements made to Hall Gate and Silver Street. Silver Street will be one way for traffic during the day and pedestrianised at night time. This will have great benefits for businesses allowing them to create alfresco areas and visitors and residents will be able to enjoy the space and new attractions free from traffic. New bespoke lighting will also be introduced on Silver Street which will help to build vibrancy to the area. The lighting will be themed for major events that are held in the town centre, including: Tour de Yorkshire, St Leger and the Christmas light switch on.

Energy Performance Certificate (EPC) - The property has an energy performance asset rating of 44 putting it in band B. The certificate is available on request

Description & Accommodation - We have not inspected the property, the summary valuation on the VOA website in April 2019 says.

Parts of the property		
Floor	Description	Area m ² /unit
Ground	Retail Zone A	40.2
Ground	Retail Zone B	4.6
First	Retail Area	27.6
	Total area	72.4

NOTE: No services or equipment has been tested.
Business Rates

The Rateable Value in the 2023 list is £6,700. This information was taken from the VOA website in February 2023.

Offer Procedure: - Please contact us with your offer. To advise our clients we will need to establish your ability to proceed, which may include financial qualification by an Independent Referencing Company. You will be required to provide proof of identity for AML purposes.

Tenancy: The sale is subject to the existing tenancy, the property is let to Denturecare UK Ltd Company number 03984363. The company has traded from Silver Street since 2001 and trades from branches in Doncaster, Barnsley & Chesterfield

The lease is for a term from 7th August 2017 ending on 6th August 2027 at a current rent of £15,200 p.a Under the terms of the lease the tenant is responsible for maintenance. A copy of the lease is available on request

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

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

Email: neal@cravenwildsmith.co.uk

Video Tour:

<https://youtube.com/shorts/sD4H4s46iOk>



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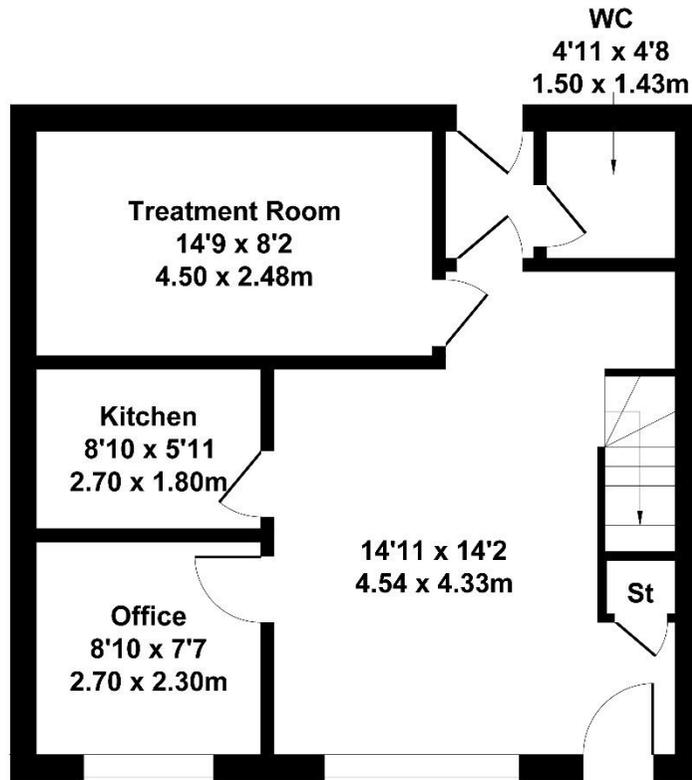
Residential & Commercial Property Professionals



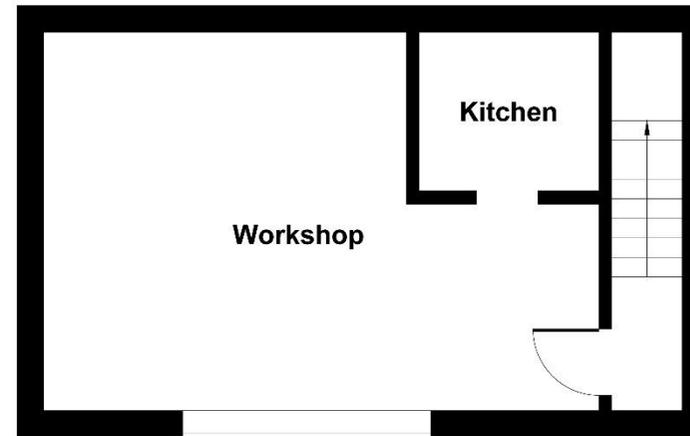
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57 Silver Street

Approximate Gross Internal Area
764 sq ft - 71 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

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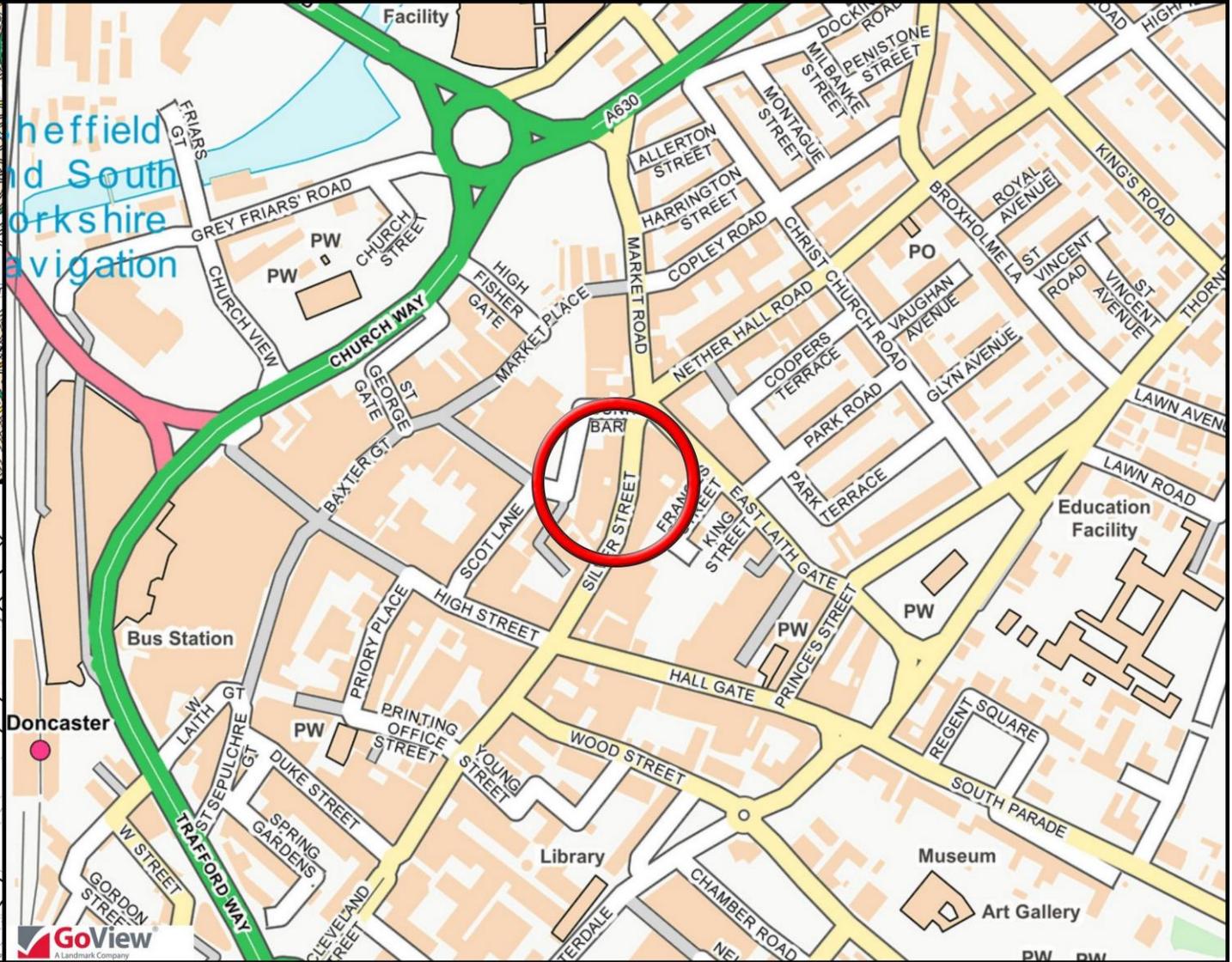
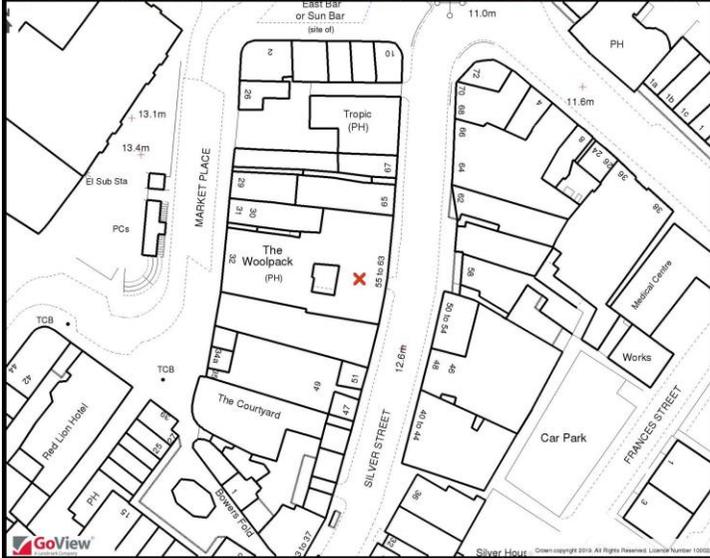
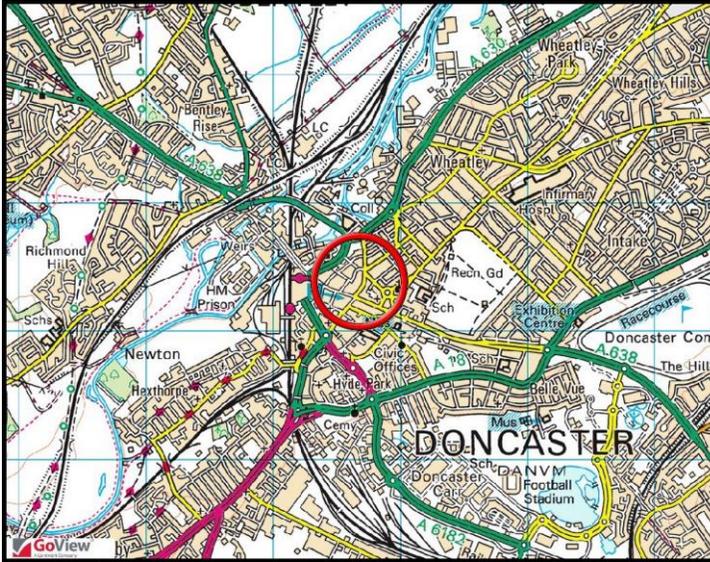
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HOW WE CAN HELP YOU.

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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