



**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
- Rent reviews in 2022
- Established tenant
- Attractive return

**£187,500**

**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**

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)**

An EPC has been ordered **please ask us for more information.**

**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 <sup>m</sup> <sup>2</sup> /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 RV 2017 list is £9,000. VOA website in April 2019.

**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 (with a break option in 2022) 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](mailto:neal@cravenwildsmith.co.uk)

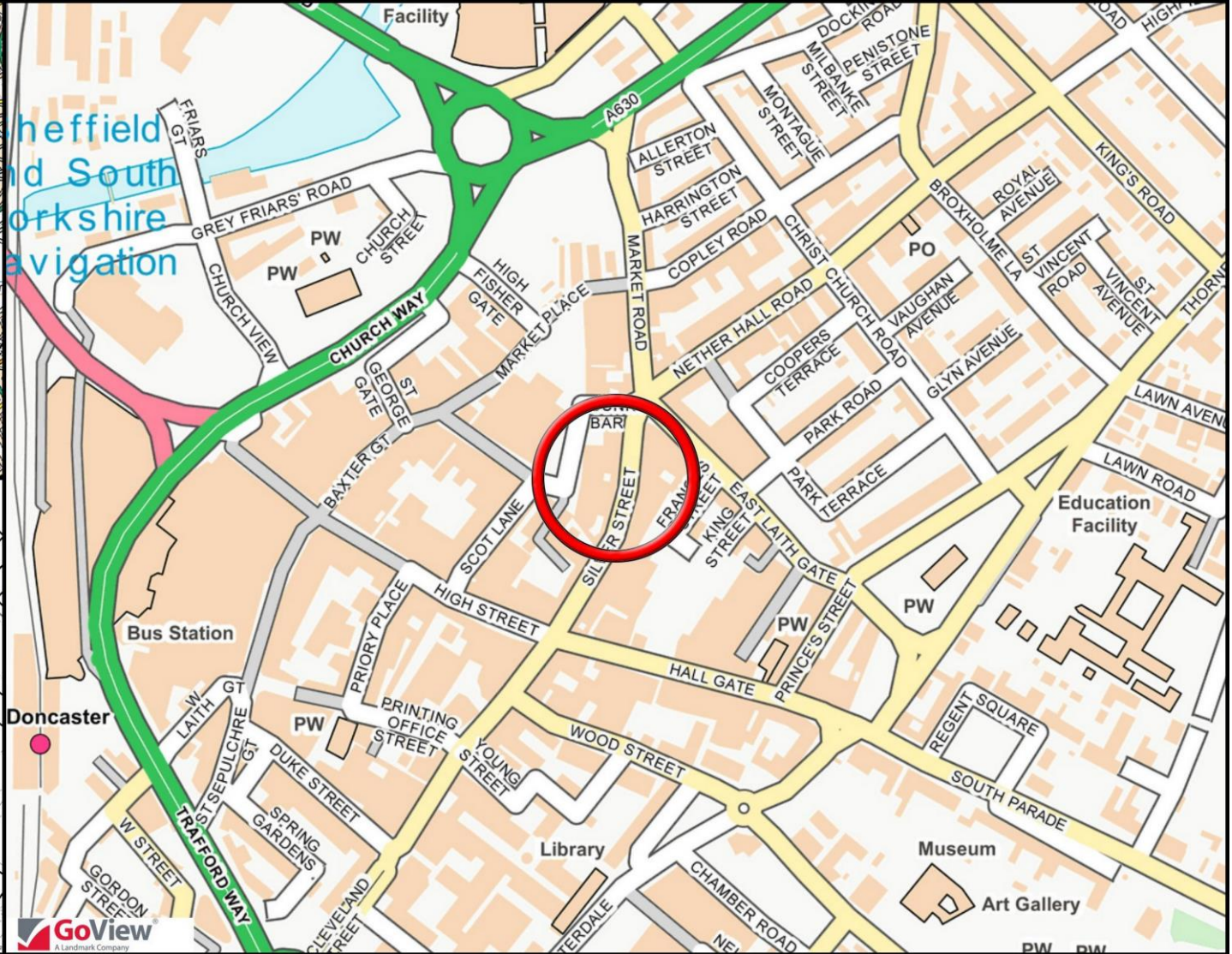
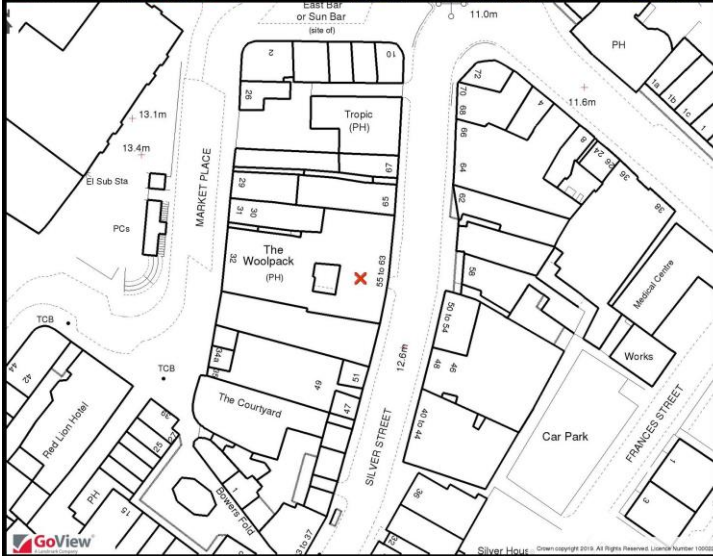
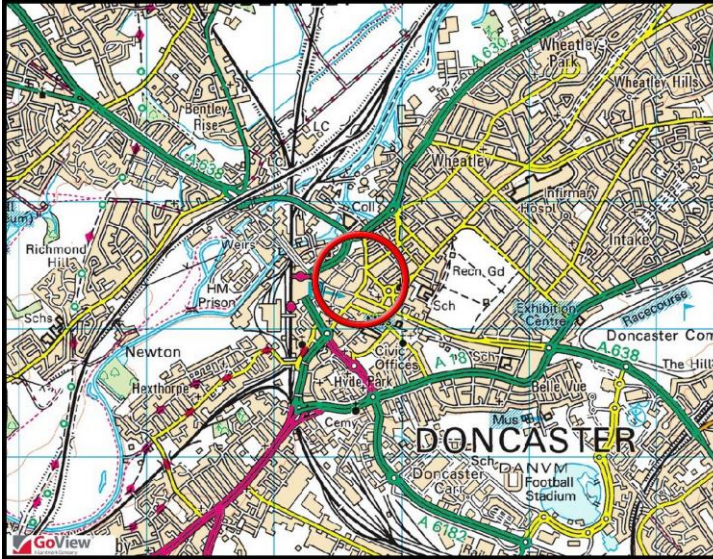




**cravenwildsmith**  
Residential & Commercial Property Professionals



Regulated by RICS  
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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.