



61 Arksey Lane, Doncaster, DN5 0RY

**Investment
FOR SALE**



- INVESTMENT - Shop & separate Flat
- Shop producing £6,000 p.a new lease pending
- Flat let at £4,680 p.a
- Spacious flat - 3 rooms, kitchen & bathroom
- Potential to divide flat STC
- Part of an established suburban parade
- Price reduced from £125,000 on 30/10/18

Price £109,000

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 - The property is part of an established suburban parade.

The post code for the property is **DN5 0RY**

Details of the location can be found on the location plans below.

Terms - As at October 2018

Shop was to be let on a new full repairing and insuring lease (completion pending) at a rent of £6,000 p.a.

The flat was let on a 6-month AST at £390 per month.

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: neal@cravenwildsmith.co.uk

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Description & Accommodation - An investment property comprising a ground floor commercial unit and separate flat above.

The ground floor is occupied by a launderette which was established in this location in 2003. As at August 2018 a new lease was about to be completed. **Note**

the fixed equipment located in the shop belongs to the landlord. The shop has an allocated parking space.

The flat has access from the rear and comprises, on the first floor, a landing, spacious lounge, bathroom and kitchen and on the second floor two bedrooms.

The flat was redecorated and refreshed in August 2018.

NOTE: No services or equipment has been tested.

Energy Performance Certificate (EPC) - Contractor instructed to produce a commercial EPC for the shop. The flat has an energy efficiency rating of 46 putting it in band E. A copy of the certificate and recommendations report is/will be available on request.

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.



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Residential & Commercial Property Professionals



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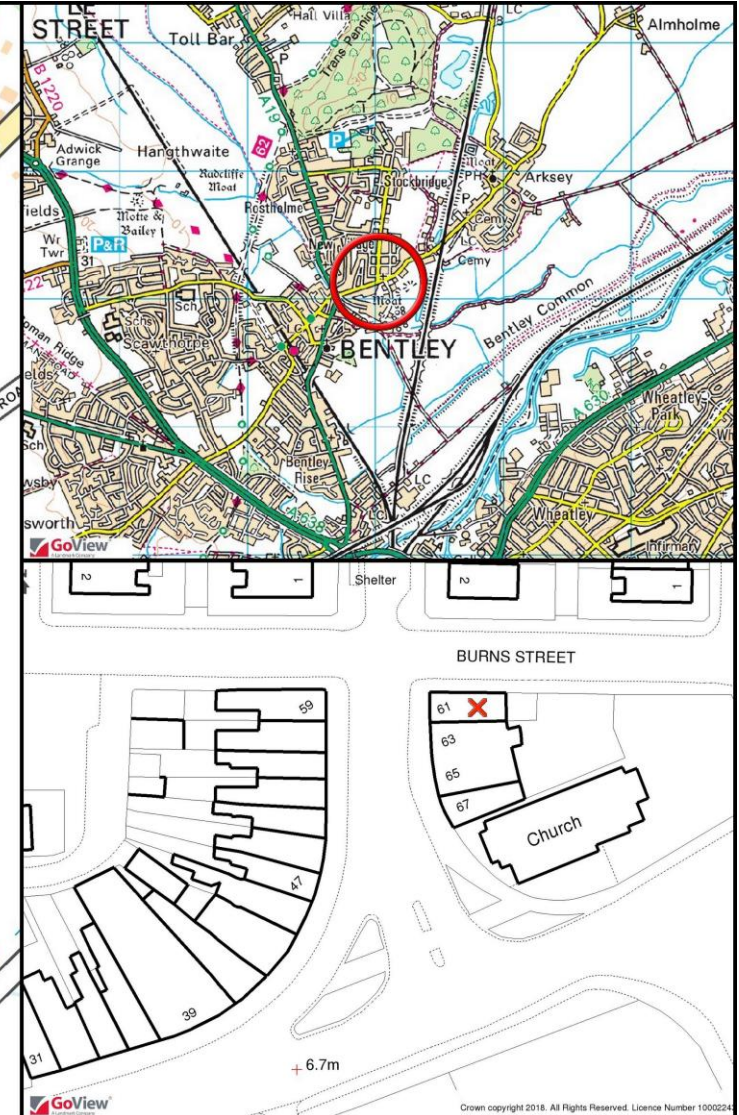
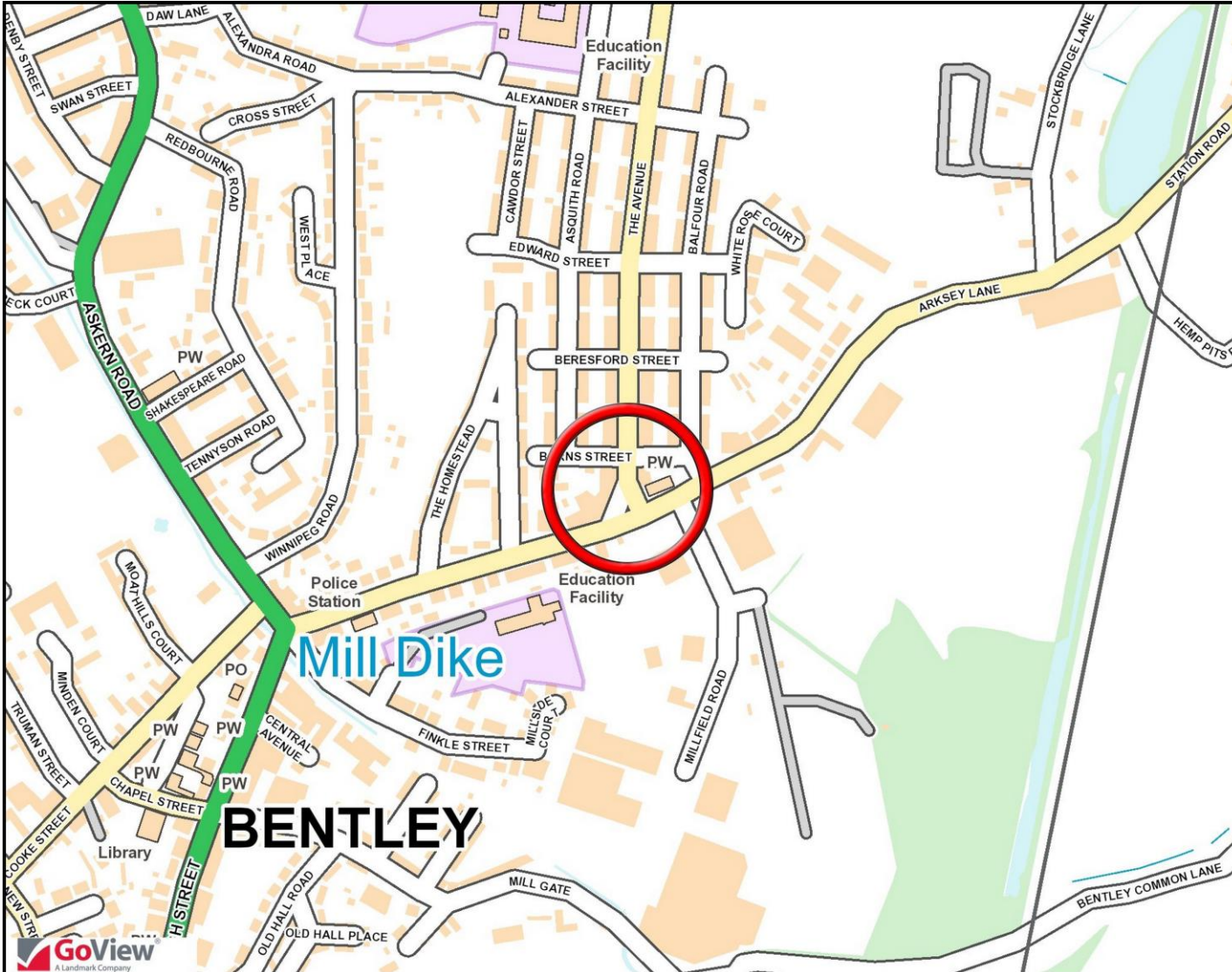
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Once you have found the property you need to determine if it is the right one. We offer pre-purchase or pre-tenancy advice including **surveys, valuations and reports on condition**. **Tenants need to take advice before signing a lease; it can save £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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