



GARAGES TO LET

**Rear of 76 – 78 Thorne Road,
Doncaster DN2 5BL**



- Modern garages
- To let individually or together
- Electric roller doors
- Lighting included in rent.
- For cars or storage NO WORKSOP USE
- Approximately 12 m² (130 ft²) per garage
- Total approximately 49 m² (530 ft²)
- Access via gated alley from Town Moor Avenue

£80.00 per month per garage

neal@cravenwildsmith.co.uk



Location

The garages are to the rear of properties on Thorne Road, they are close to the junction with Thorne Road and Town Moor Avenue. Vehicular access is from Town Moor Avenue.

The location is shown on the plans below.

Money Laundering:

The Money Laundering Regulations 2007 require Craven Wildsmith to formally identify parties to a transaction. Both landlords and prospective tenants will be required to provide proof of identity this can be a passport or photo driving licence AND proof of residential address normally a recent fixed utility account (not mobile phone) or bank statement showing the name and address of the individual

Description & Accommodation

Modern purposes built garages with electric roller shutter doors. Each garage has a single light fitting

Note the garages do not have electric sockets **the garages are not suitable for uses as workshops and no contents shall be stored outside the garages**

Description	m2	ft2
Garage 4	12.5	135
Garage 5	12.4	134
Garage 6	12.1	130
Garage 7	12.3	132
TOTAL	49.3	530

NOTE: No services or equipment has been tested.

Business Rates

We inspected the VOA website in November 2016 and the garages were not on the list.

Energy Performance Certificate (EPC):

Not Applicable

Terms:

The garages are available individually or together on simple easy in easy out agreements for a minimum period of 3 months. The cost of electricity for the doors and lighting is included in the rent.

To take a garage you will need to pay

- 1 months' rent
- A deposit of £200.00 per garage
- An agreement fee of £75.00 per agreement

The tenant shall be responsible for keeping the garage clean and tidy and leaving the garage empty at the end of the agreement.

Viewing

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

E-mail: neal@cravenwildsmith.co.uk

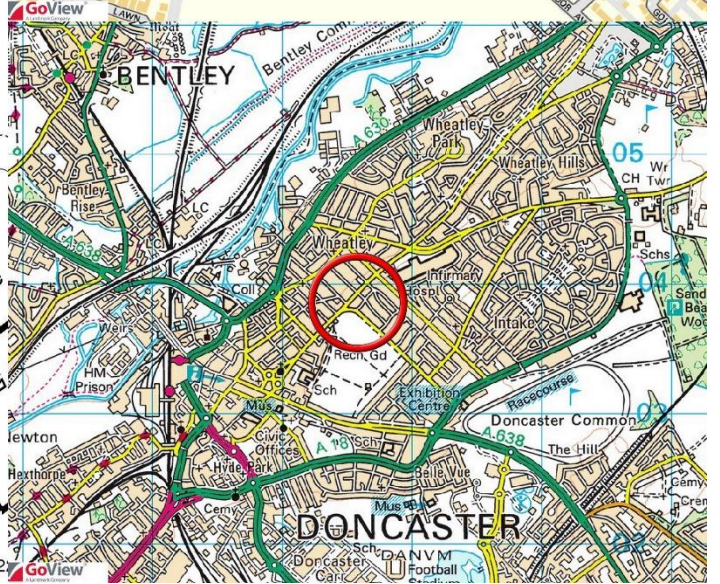
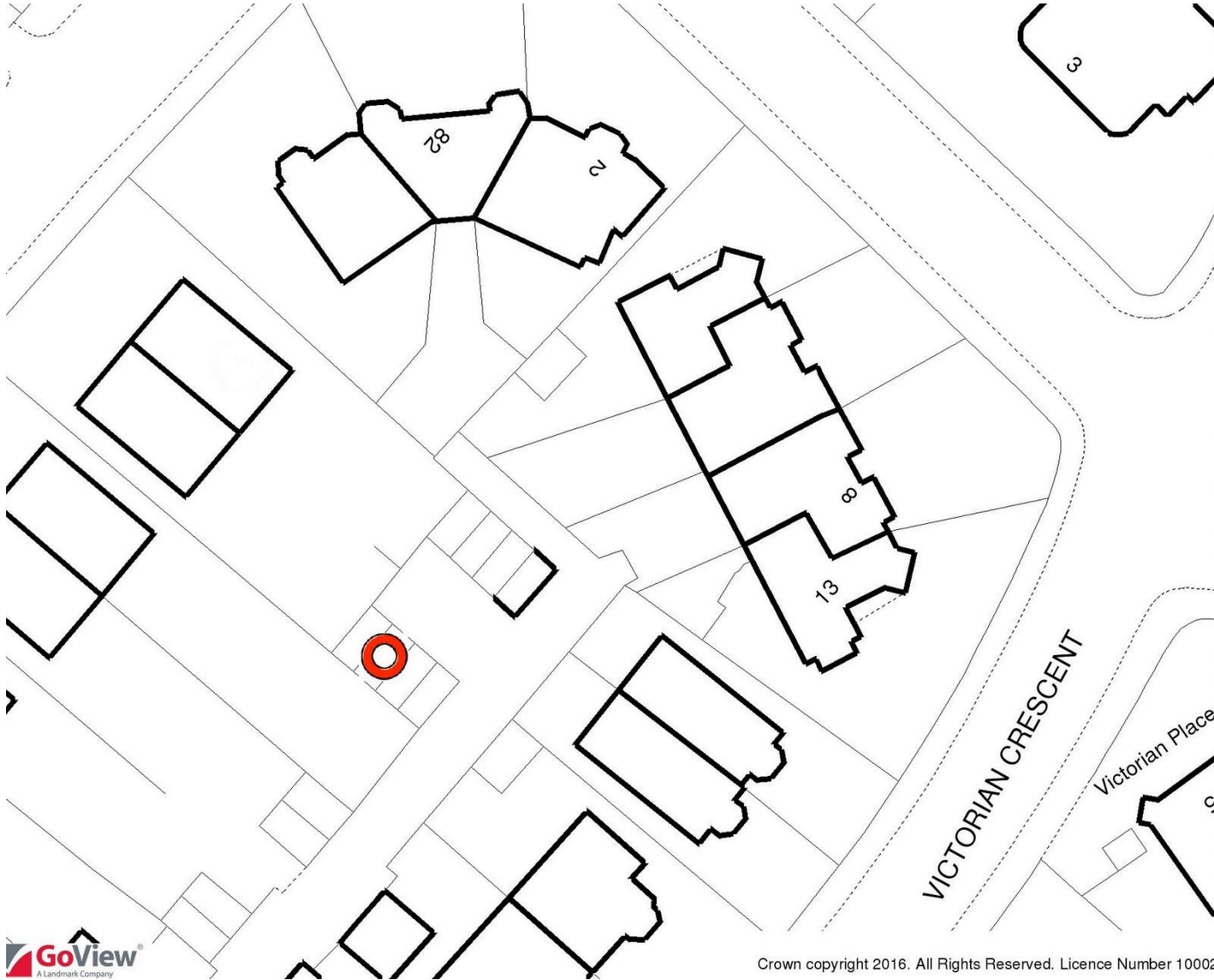
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HOW WE CAN HELP YOU.

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.

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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.