



**Station Road Garage, Station Road, Adwick Le Street,
Doncaster, DN6 7BE**

**Industrial
FOR SALE**



- A former motor repair garage
- GF approx. 141 m2 (1,518 ft2)
- Mezzanine approx. 19 m2 (200 ft2)
- Front and rear yards
- Site of approx 0.05 ha (0.13ac)
- In need of refurbishment
- Busy location

For Sale £185,000

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Location

The property is predominantly located on the B1220 Station Road opposite the busy entrance to the Brooklands Road industrial site. It is also close to the Junction with Bentley Moor Lane and approximately ½ mile from Adwick Railway Station. The location is shown on the map below.

Business Rates

The Rateable Value (RV) in the 2023 list is £5,700. This information was obtained from an inspection of the VOA website in February 2025. 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>

Description & Accommodation

A former motor repair garage with land to the front and rear. The ground floor extends to approximately 141 m2 (1,518 ft2) with a mezzanine store of approximately 19 m2 (200 ft2).

The workshop has roller shutter doors to the front and side, benefits from 3 phase electricity and has a partitioned office and toilet.

The property has been unused for a number of years and is in need of a comprehensive scheme of recommissioning. Or alternatively, redevelopment subject to appropriate consents.

The building sits on a site of approximately 0.05 ha (0.13ac).

Privacy Policy

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Anti-Money Laundering (AML):

To comply with AML Regulations, identity checks and confirmation of the source of funding is required from any purchaser or lessee.

Viewing

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

Email: laura.h@cravenwildsmith.co.uk

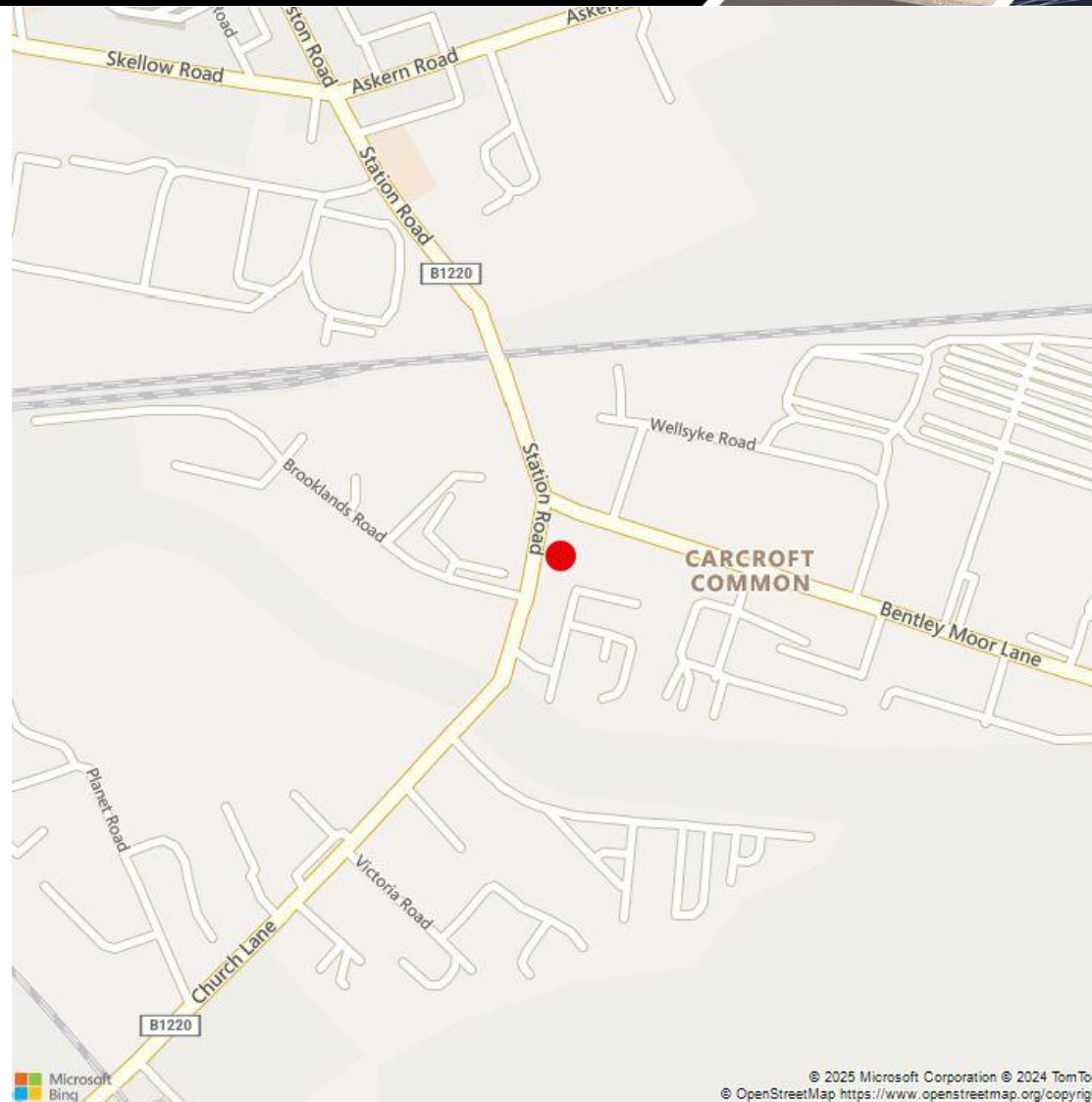
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