



FOR SALE

RETAIL UNIT

& RESIDENTIAL APARTMENT

109 Scrooby Road, Bircotes, Doncaster, DN11 8JN



- ◆ HIGH STREET LOCATION
- ◆ VACANT POSSESSION
- ◆ MIXED USE PROPERTY
- ◆ A5 (HOT FOOD) USE



Location

The property is situated near the junction of Scrooby Road and Grosvenor Road, position in a parade of retail units providing neighbourhood shopping facilities for the villages of Bircotes and Harworth,

Bircotes lies approximately two miles south of Bawtry, and twelve miles to the south of Doncaster with easy access to the Blyth intersection with the A1(M).

Description

The property comprises a mid terrace building arranged over three floors. The ground floor has A5 planning consent for use as a Hot Food Takeaway, with the upper floors being of residential use.

The building is of red brick construction under a pitched roof. There is a two storey extension to the back of the building providing additional space for the residential element of the property, but could be easily used as storage for the retail element.

To the rear of the property, there is a large yard laid to concrete with two outbuildings.

Accommodation

The property has previously been used as a Hot Food Takeaway and is set out as such with the following areas:

Shop Front:	30.60 sqm	330 sqft
Kitchen / Food Prep	21.70 sqm	233 sqft
Total	52.30 sqm	562 sqft

To the rear of the kitchen area are two other rooms that may be used as storage or as additional living accommodation.

Residential Element

To first and second floor there are a number of rooms of varying size. The living accommodation does include a bathroom but does not have a domestic kitchen. An investor may wish to use the upper floors for single or multiple dwellings.

Tenure

Our client is seeking offers in the region of £139,950 (one hundred and thirty nine thousand nine hundred and fifty pounds) for the Freehold interest in the property.

Costs

Both parties will be responsible for their own legal and professional costs incurred in this transaction.

Planning

It is assumed that the unit benefits from planning consent for A5 (Hot Food Takeaway) under the Town and Country Planning Use Classes Order 1987. Further enquiries for use class should be made to the selling agents.

Rates

We are advised by the VOA that the property has a Rateable Value of £2,700 making rates payable of £1,298.70 per annum (2009/2010). The residential element of the property will be liable for council tax.

All Enquiries to Sole Agents

Jamie Smyth - 07725799437 or Jack Smith - 07515198715

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Ref:160-94

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