



## **FREEHOLD INTEREST FOR SALE**

### **24 Priory Place, Doncaster, DN1 1AD**

#### **LOCATION**

Doncaster is situated in the Yorkshire & Humberside region and is principle commercial centre in South Yorkshire.

The town is located 12.5 miles North West of Rotherham. It is well located for access to the motorway network, being within relatively close proximity to the M18 Motorway and A1 (M), with a population of 302,400 (Census 2011).



The subject property is situated on Priory Place in a secondary central retail location, close to Priory Walk and St Sepulchre Street. The immediate vicinity is a mixture of professional office use, solicitors and estate agents, in addition to a number of retail units on the adjacent streets.

The property does have the potential for alternative uses including residential, leisure and professional services subject to planning.

#### **PROPERTY**

The property is across basement to second floors with an ornate stone and brick façade. The property is primarily of brick construction. The property consists of two distinct architectural styles, comprising a Grade II listed three storey original section plus a late 1960s three storey extension.

The main sales area is accessed by way of a single door and / or two double doors to the front elevations, both accessed from Priory Place. There are male and female toilets on the first floor and a number of ancillary offices and kitchen facilities.

The upper floors are accessed by way of a staircase.

There is a secure yard to the rear with vehicle access from Priory Place. The Post Office has the benefit of rights granted over the land reserved by a Deed between The Post Office and British Telecommunications.

#### **ACCOMMODATION**

The property has the following approximate floor areas;

Basement	118.75 sq m	1,278.29 sq ft
Ground Floor	326.33 sq m	3,512.73 sq ft
First Floor	239.84 sq m	2,581.75 sq ft
Second Floor	200.17 sq m	2,370.00 sq ft
<b>Totals</b>	<b>905.09 sq m</b>	<b>9,742.77 sq ft</b>

**SITE AREA**

Site Area – Approximately 0.167 Acres

**TENURE**

Freehold

**LISTED BUILDING**

We understand that the property is Grade II Listed.

**RATES**

We understand the premises are asses for rates as follows:

Description	Rateable Value	Rates Payable Uniform Business Rate (2016/17)
Post Office & Premises	£60,500	£30,068.5

Interested parties should make their own enquiries direct with the Rating Department of the Local Authority.

**EPC**

The property has an EPC rating of C72.

**QUOTING PRICE**

Offers in the region of £400,000.

**VAT**

VAT status to be confirmed.

**LEGAL COSTS**

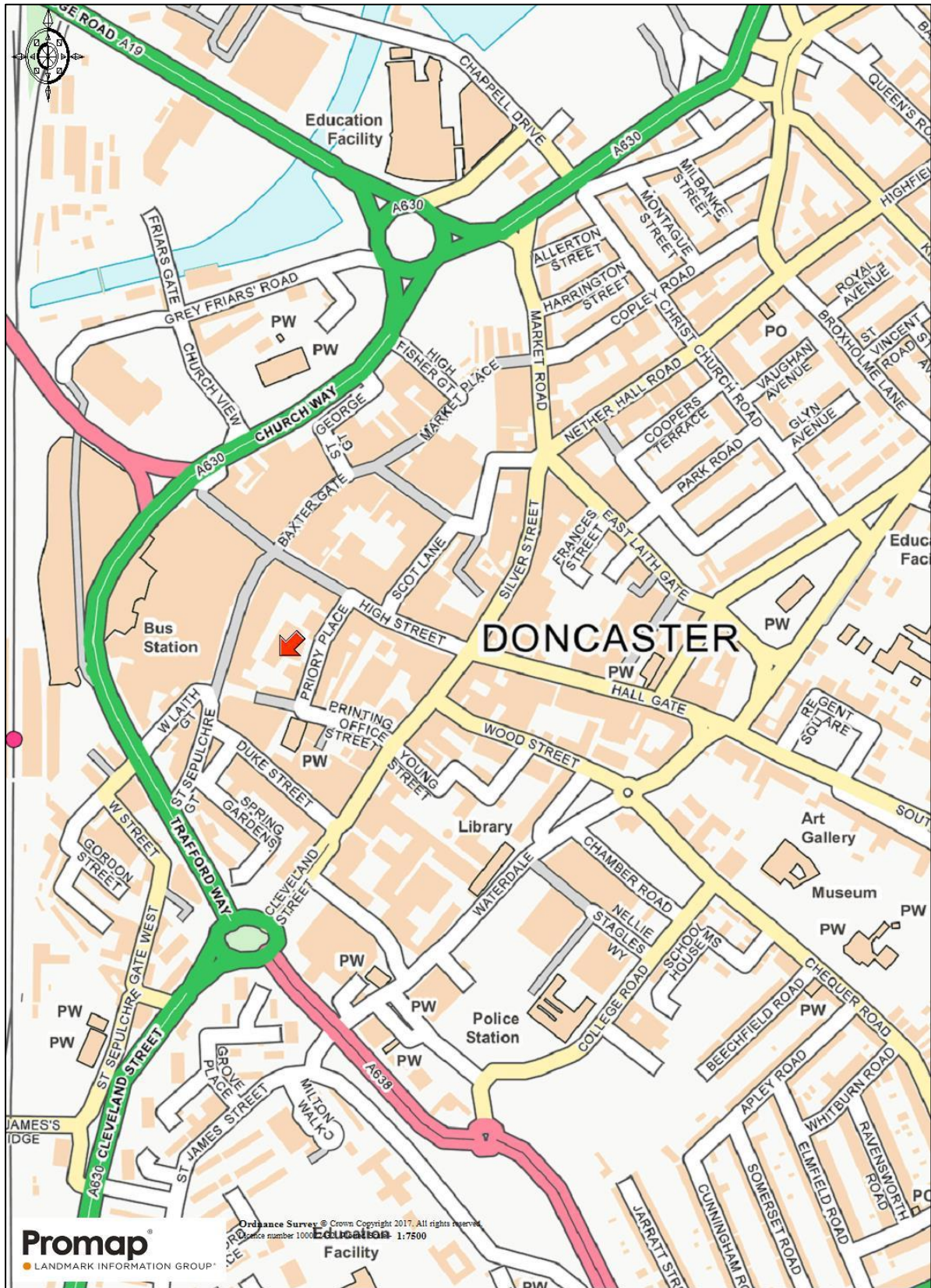
Each party to be responsible for their own legal costs incurred in the transaction.

**VIEWING**

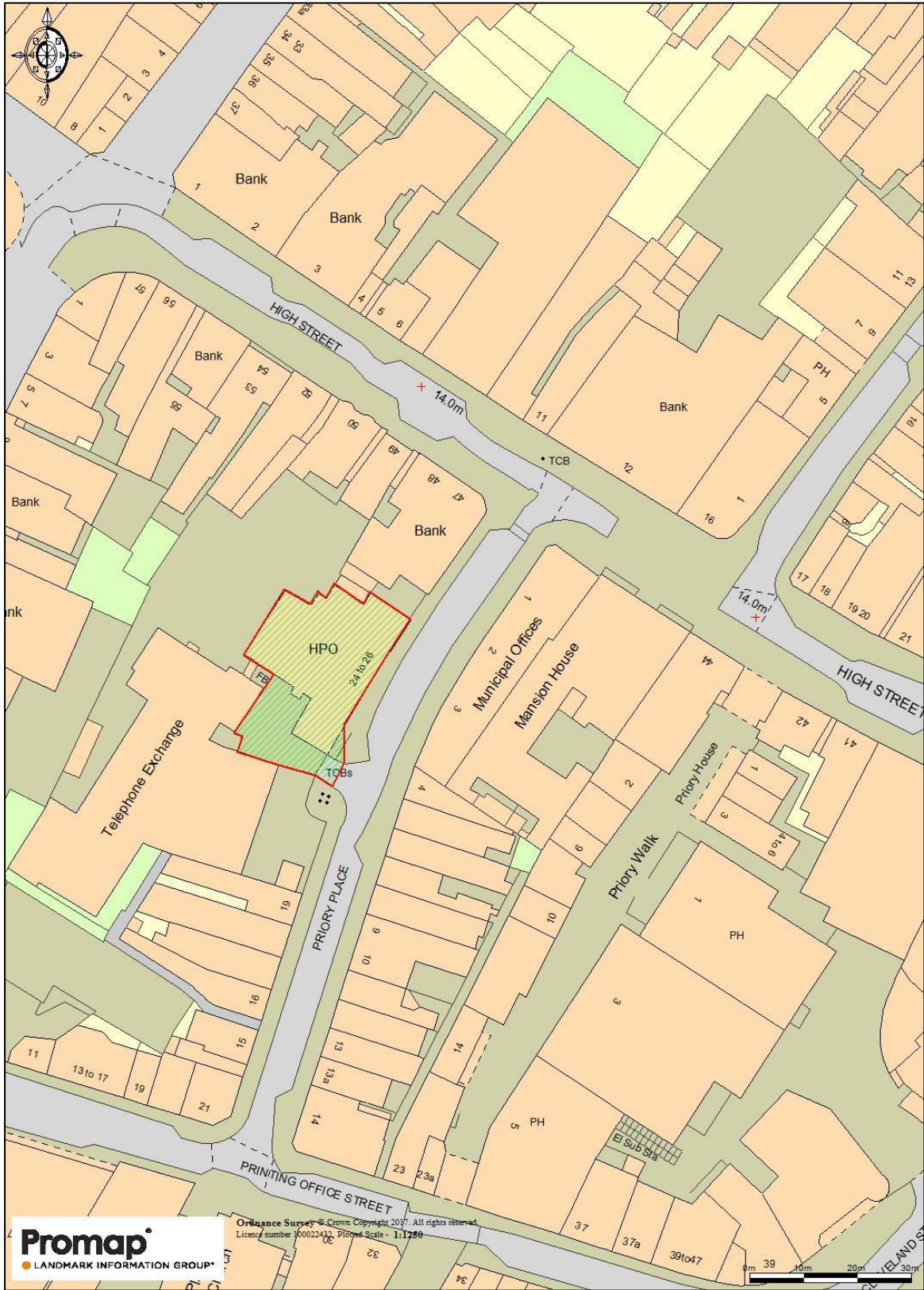
Strictly by arrangement with the agent

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*Subject to Contract September 2017*



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