

# 23 Railway Tavern, Church Street, Bentley, Doncaster DN5 0BE

GUIDE PRICE: £125,000–£150,000 + VAT

VACANT PREMISES

- Substantial public house
- Prominent corner plot of approximately 0.064 hectares (0.157 acres)
- Freehold
- Established residential area
- Potential for redevelopment (STC)
- Existing use option

## Location

The property occupies a prominent position at the junction of Church Street and Cooke Street

## The Site

The property is identified on the adjoining plan and amounts to approximately 0.064 hectares (0.157 acres)

## Planning

Interested parties are advised to make their own enquiries in respect of possible alternative uses

## Tenure

Freehold

## EPC Rating C

The full Energy Performance Certificate is available via our website

## Rateable Value

£12,750

## JOINT AUCTIONEERS

Fawley  
Watson Booth, Friends Provident House, 13/14 South Parade, Leeds LS1 5QS



**SOLICITORS** Gosschalks, Queens Gardens, Dock Street, Hull HU1 3DZ (Ref: Justin Graves)

**VIEWING** By appointment with the Joint Auctioneers 0113 234 7900 (David@fawleywatsonbooth.com)

