



- Substantial former Cooperative building of character
- Prominent corner trading position
- Comprises two sales shops with office suites above
- Currently let, producing £19,500pa (27,360pa when fully let)
- 355sq m (3,821sq ft) over two levels
- Close to Doncaster town centre
- Excellent potential for ongoing investment or eventual own occupation

#### Accommodation – Gross internal floor areas

Ground floor – 177.8sq m

First floor – 177.8sq m

**Total** – 355sq m (3,821sq ft)

#### Tenancy Details

##### 46 Broxholme Lane

**Sales shop** New tenant from 1st Dec 2021 at £480pcm, rising to £500pcm from December 2022, until December 2023

##### 86 Copley Road

**Sales shop** (Also referred to as Office 1) – Currently let at £400pcm until November 2023

**Office 2** (downstairs small rear office): Currently let at £225 pcm until December 2022

**Office 3** (upstairs large): Currently let at £525pcm until November 2023

#### Vacant rooms:

**Office 4** (upstairs rear): Previously let at £325pcm

**Office 5** (upstairs Broxholme Lane end): Previously let at £325pcm

**Meeting Room** – currently used on informal agreement by tenant of Office 1 with the understanding they will vacate and use the cellar

#### Basement – Cellar

#### Rating assessments

The 2017 rating list shows the following information

##### 83 Copley Road

Meeting room – 13.16 sqm RV £13.16

Office 1 RV £3,500

Office 2 RV £1,250

Office 3 RV £4,800

Office 4 RV £2,000

Office 5 RV £2,000

##### 46 Broxholme Lane

Shop 7 premises RV £5,900

#### Tenure

Freehold

#### EPC Rating D

A full copy of the EPC will be available to view via our website

#### VIEWING

Strictly by appointment with the auctioneers 01142760151 or reception@markjenkinson.co.uk

#### SOLICITORS

Taylor Bracewell Law Limited, 11 Paradise Square, Sheffield S1 2DE

