

# FOR SALE

**SALES / OFFICE, WORKSHOP PREMISES,  
FORE COURT & ADDITIONAL PARKING WITH  
ROADSIDE FRONTAGE**



**HOLDER & CO**  
Property Consultants



[www.holderandco.com](http://www.holderandco.com)

## **WARMSWORTH ROAD, BALBY, DONCASTER, DN4 0RR**

- **1,138 sq ft (105.70 sq m) of sales/offices and workshop premises**
- **Site area of 0.44 acres (0.18 hectares)**
- **Superb Roadside Frontage**





## LOCATION

The property is situated fronting Warmsworth Road one of the main arterial routes into Doncaster. The Town Centre is 2 miles East and Junction 35 1 mile to the West.

## DESCRIPTION

The premises comprise a single storey building of brick and steel frame construction and being used as sales/office. The unit is sat on forecourt and additional parking on site 0.44 acres.

## TERMS

The freehold of the premises is available to purchase. Offers are invited in the region of £300,000 exclusive.

## ACCOMMODATION

The premises internally consist of Office, Workshop and Staff Mess Room and extend to approximately 1,138 sq ft.

## PLANNING

In 2001 planning permission was granted for change of use to vehicle hire depot (Ref 01/2344/P). Alternative uses may be suitable subject to planning. Interested parties are advised to make their own enquiries to Doncaster Metropolitan Borough Council.

## LEGAL COSTS

Each party to bear their own legal costs in the transaction.

## RATEABLE VALUE

Vehicle repair workshop and premises - £7,200

## CONTACT

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Subject to Contract