

Property Consultants



**Crosthwaite**  
**COMMERCIAL**

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Hawk Works, 105A Mary Street, Sheffield S1 4RT

# For Sale

Units 3-7 Cedar Road, Balby, Doncaster DN4 9DT



- Fully Let Investment Opportunity
- Single Storey Terraced Industrial Workshops
- Potential For Further Development (STP)
- Combined Rental Income £19,040 Per Annum
- Large Yard/Car Park
- Totalling 3,308 sq ft (307.3 sq m)

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## LOCATION

The property is located behind Cedar Road in Balby a suburb which sits between Doncaster Town Centre and the A1, providing excellent road access.

The immediate vicinity is mainly made up of residential housing. Other commercial operators in the area include, Doncaster Van Conversions, Davock Kitchens and Go Local amongst many others.

## DESCRIPTION

The subject property comprises a single storey terraced industrial workshop, split into two separate units situated in a large yard accessed from Cedar Road.

There is potential for further development in the yard area (subject to planning).

## ACCOMMODATION (All areas being approximate)

Units 3,4 & 5	2,187 sq ft	203.2 sq m
Units 6 & 7	1,121 sq ft	104.1 sq m
<b>Total</b>	<b>3,308 sq ft</b>	<b>307.3 sq m</b>



## RATING

According to the 2023 Rating List on the Internet, the premises have two listings as follows: -

Units 3,4 & 5 Workshop & Premises	R.V. £7,800
Units 6 & 7 - Workshop & Premises	R.V. 5,300

## ENERGY PERFORMANCE CERTIFICATION

The premises have an Energy performance rating of 103 E. Certificate available on request.

## PLANNING

The building is located within an area allocated in the 'main urban area' in the Doncaster Local Plan. Both units benefit from 'Class E' planning consent.

## PRICE

We are quoting **£225,000** for the benefit of the freehold.

**VAT will be NOT payable on the purchase price.**

## TENANCIES

There are two tenancies in place at the premises, which equate to a total annual income of **£19,040**.

Units 3,4 & 5 are let to a private individual from the 1<sup>st</sup> of October 2022 until 30<sup>th</sup> of September 2025 at a rent of **£12,840** per annum.

Units 6 & 7 are let to private individuals from the 1<sup>st</sup> of June 2020 until the 31<sup>st</sup> of May 2023 (currently holding over) at a rent of **£6,200** per annum. The landlord is currently in the process of granting a new 2-year lease.

Copies of the leases are available on request.

## LEGAL COSTS

Each party are to be responsible for the payment of their own legal fees in connection with this transaction.

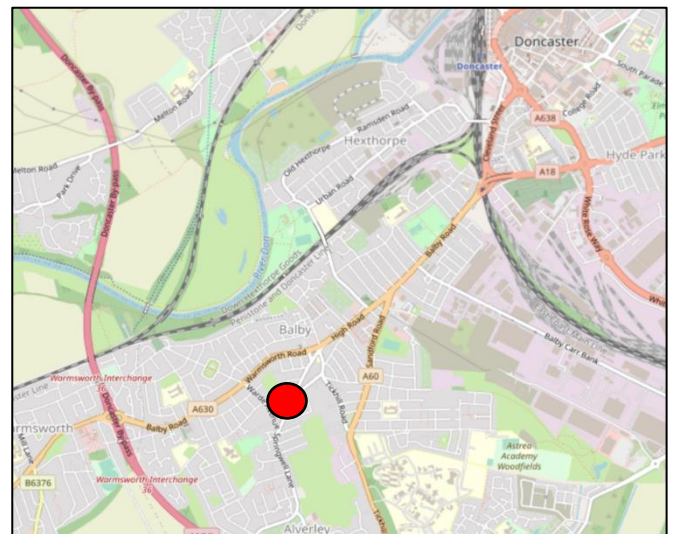
## VIEWING ARRANGEMENTS

Further viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

**Tom Shelton - Crosthwaite Commercial**

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SUBJECT TO CONTRACT & AVAILABILITY

November 2023