

# FOR SALE



**UNIT AT CLAY LANE WEST, DONCASTER,  
SOUTH YORKSHIRE, DN2 4QR**

- Industrial / Trade Counter / Build Trade Unit
- GIA: 582.87 Sq M (6,274 Sq ft) + Mezz
- Large Surfaced Yard – 0.84 Acre Site
- Long Leasehold

## Location

Located in an established industrial / trade area, which is also popular with national retail occupiers such as M & S Foods, Next, Sports Direct & TK Maxx whom are located at the nearby Wheatley Hall Retail Park.

To the rear of the property is the Merchant Way Trade Park which offers a number of trade counter and build trade occupiers such as Screwfix, Plumco and Toolstation.

The property is well situated to make use of Doncaster's excellent road network, lying between Sheffield, Leeds and Hull, with the A1 and M18 within easy reach. J4 of the M18 is only a short drive away, with the A630 providing easy access to the city centre.

## Description

Industrial / trade counter / builders merchants unit which has most recently been used as a plumbers merchants.

The property provides a trade counter to the front, with the rear areas providing useful storage and workshop space. There are 2 loading doors.

There is a large yard area providing open storage and extensive parking areas.

## Accommodation

Ground floor:	582.87 Sq M	(6,274 Sq Ft)
Mezzanine:	221.11 Sq M	(2,380 Sq Ft)
Total:	803.98 Sq M	(8,654 Sq Ft)

Please note these are taken from the VOA measurements and area on a GIA basis.

0.84 Acre site

## Tenure

The property is held via way of long leasehold interest for 99 years from 1<sup>st</sup> April 1969, with approximately 45 years remaining. The current ground rent is £12,000 per annum. Copies of the lease are available upon request.

## Asking Price

The long leasehold interest in the property is available at £200,000

## Business Rates

Ratable value of £32,500. Please note this is not the rates payable.

## EPC

To be confirmed.

## Services

Mains water & 3-phase power supply are connected.

## VAT

Price is quoted exclusive but may be subject to VAT.

## Anti Money Laundering

The purchaser must comply with AML regulations.

## Viewings

By appointment with the sole agent.

## Contact

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