

WONDERFUL COMMERCIAL OPPORTUNITY



14 FOUNTAIN COURT, EPWORTH, DONCASTER
£60,000 OR RENTAL £550 PCM & £550 BOND

FREEHOLD

*****SHOP/OFFICE*** Versatile and well-situated this commercial unit is suitable for a wide variety of uses located in the thriving Market Town of Epworth.**

THE PROPERTY

A brilliant opportunity to acquire this superb shop/office premises in the thriving market town of Epworth. Versatile and well-situated this commercial unit is suitable for a wide variety of uses, including retail, gallery space, or consultancy offices. The premises comprise two well-proportioned offices, storage room, kitchenette and WC. Conveniently positioned next to a public car park the property benefits from excellent accessibility for both staff and visitors. Located in the heart of Epworth the unit sits among an attractive mix of local shops, cafés and amenities. With its central position and flexible layout this property offers fantastic potential for a range of businesses looking to establish themselves in this popular and vibrant town. Call the office to arrange a viewing!

ENTRANCE DOOR

ROOM 1 18' 7" x 10' 9" (5.681m x 3.294m) Front facing window. Exposed brick walls. Electric heaters.



ROOM 2 / OFFICE 11' 7" x 8' 8" (3.545m x 2.656m) Front facing window. Exposed brick walls. Telephone point. Electric heater.



STORAGE ROOM 8' 5" x 4' 0" (2.577m x 1.235m) Sink unit with single stainless-steel sink and cupboard below with tiled splash backs.



WC

WC and hand wash basin with tiled splash backs.





The Property Misdescriptions Act 1991

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order
2. All measurements, areas and distances are approximate only
3. Extracts from the Ordnance Survey are only to identify the site mentioned in the Sales Particulars. The surrounding areas may have changed since it was produced and therefore may not be an accurate reflection of the area around the property's boundaries.
4. Details regarding rating and Town and Country planning matters have been obtained on a verbal basis from the appropriate Local Authority. Unless Stated, we have not examined copies of Planning Consents. We would recommend that interested parties contact the Local Authority Independently.

Misrepresentation

Keith Clough give notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute part of an offer or contract. Intending purchasers of tenants should not rely on them as statements or representations of fact, but they must satisfy themselves by inspection or otherwise as to their accuracy. No person in employment of Keith Clough has authority to make or give representations or warranty in relation to the property.