



249 Station Road
Dunscroft DN7 4DY

£89,000
FREEHOLD

NO UPWARD CHAIN. Great investment opportunity. Ground floor prime commercial premises with two bedroom flat above. Rear access and parking. Formerly a butchers shop. Main road frontage in busy residential area. EPC D.



- **LARGE THREE STOREY FREEHOLD BUILDING**
- **Ground floor commercial space**
- **Former flat above**
- **Rear vehicular access**

An opportunity to purchase a large freehold, three storey mid terraced property comprising of a ground floor commercial space, which originally traded as P Walker Butchers together with flat above, which had also been used within the commercial business for preparation . The property is also located adjacent to an existing property which is already undergoing major renovation.

GROUND FLOOR

RETAIL AREA

17'7" x 12'7"

Large front window and entrance door. Remote control security shutters. Two electric meters (one for the shop and one for the flat). Door into a useful store room.

PREPARATION/KITCHEN AREA

23'2" x 12'7" maximum.

Two rear entrance doors leading from the courtyard. Rear and side facing windows. Currently housing a large cold store. Stainless steel sink and drainer. There was originally an internal staircase leading to the first floor from this room where the void space can easily be seen on the first floor of the attached floorplan.



OUTSIDE

Rear gated courtyard with access to the external staircase leading to the first floor flat. Access to the outside utility and w.c.

UTILITY

6'5" x 2'10"

Space and plumbing for washing machine.

W.C

5'9" x 2'6"

Fitted with a white w.c and corner wash hand basin.

FIRST FLOOR FLAT

Accessed via a rear external steel staircase. The kitchen area to the flat was also used for the former Butchers business below so hasn't been used as residential accommodation for some years, but offers great scope for further development.

KITCHEN

13'8" x 9'4"

Rear glazed entrance door. Radiator. Door into the hallway.

HALLWAY

Staircase leading to the second floor. Doors into the lounge/diner and bathroom. There is a blocked off void area,



- Front forecourt and rear driveway • Great investment opportunity • NO UPWARD CHAIN INVOLVED

clearly shown on the floorplan showing the location of the original internal staircase.

LOUNGE/DINER

14'11" x 13'1"

Front facing single glazed window. Radiator.

BATHROOM

8'3" x 5'10"

Rear facing UPVC double glazed window. Fitted with a panelled bath, pedestal wash hand basin and w.c. Built in cupboard gas boiler and hot water cylinder. Radiator.

SECOND FLOOR

Doors off to both bedrooms.

BEDROOM ONE

13'1" x 8'9"

Front facing. Radiator.

BEDROOM TWO

13'1" x 6'1"

Rear facing. Radiator. Built-in storage cupboard.

SERVICES

Mains electricity, gas, water and drainage. There are two

electric meters installed, one for the ground floor commercial and one for the first floor flat.

OUTSIDE

There is a forecourt to the front of the building on the main Station Road. To the rear is a gated courtyard with further concreted area ideal for parking several vehicles. The rear access is just off Broadway through a shared service road between the houses, No 8 and No 10 Broadway.

RATES

The premises have a Rateable Value of £3,150 which would give a yearly charge of £1,397.63, However interested parties are advised to contact the local authority directly with regard to any small business or other relief that they may be entitled to.

NO UPWARD CHAIN INVOLVED







Additional Information

Local Authority - Doncaster
Council Tax - Band
Viewings - By Appointment Only

Tenure - Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Thorne Sales
 94 King Street
 Thorne
 Doncaster
 South Yorkshire
 DN8 5BA

01405 816893
 thorne@screetons.co.uk
 www.screetons.co.uk

