



90 & 90a King Street Thorne DN8 5BA

Auction Guide £90,000

FREEHOLD

FOR SALE BY AUCTION Ending Friday 3rd October 11am. FREEHOLD building with Cafe and one bedroom flat. Central location. Great Investment Opportunity. For sale with ongoing lease to the cafe plus a vacant flat. Potential for combined rent of at least £1,200 pcm.



- FREEHOLD TWO STOREY BUILDING • Cafe to the ground floor - Paying £712.83 pcm • One bedroom flat to the first floor

INFORMATION

The property is a freehold two storey detached building situated within the Town centre with prominent High Street frontage, close to shops and facilities. The whole building extends to approx. 100.2 sq.m/1,078 sq.ft. FOR SALE with an ongoing lease to a long established cafe, to the ground floor, paying £712.83 pcm and a one bedroom flat to the first floor which is currently vacant but has previously always been occupied and is in a high demand area. The flat renovated to a good standard has the potential to rent for at least £500-£550pcm making this a perfect investment with the potential of a combined rental income of at least £1,200 pcm.

The property is only being sold via online auction to attract serious, proceedable buyers only.

FOR SALE BY ONLINE TRADITIONAL AUCTION

This property is being sold via ONLINE TRADITIONAL AUCTION: Please visit the Screeetons website and click "menu" then 'Online Auction'.

Click on the property.

In order to bid click 'Register' and do the following via the 'dashboard':

- Register (verify your email)
- Join the watchlist

- Pass an ID check
- Enter your payment details

Once you have registered you can view the legal pack.

BIDDING ENDS ON Friday 3rd October 11am.

FEES/COSTS INVOLVED;

Quite simply should you be the successful bidder, you will be charged £5,000 at the end of the auction, which is split between a buyer fee (£3,960) and part payment of the purchase (£1,040). You will also pay £355 for reimbursement of search fees to the seller.

By 12noon the following day you will then pay the remainder of the deposit (being 10% of the purchase price less the part payment of £1,040 already paid).

You will then have up to 20 working days to complete. Please contact the branch for further clarification.

CAFE

CAFE SEATING AREA

24'3" x 14'5" maximum.

Front and two side facing single glazed windows and single



- Prominent central high street location • Perfect Investment Opportunity • Whole building extends to approx. 100.2 sq.m (1,078 sq.ft)

glazed entrance door. Three radiators. Serving area with access into the kitchen.

KITCHEN

14'5" x 9'6"

Side facing single glazed window. Fitted with a range of wall and base units with stainless steel worksurfaces, double stainless steel sink and an additional stainless steel hand washing sink. Cooking extractor fan. Radiator. Wall mounted gas combi central heating boiler (new 2024).

OUTSIDE W.C

6'2" x 2'9"

Access from the rear of the building. Fitted with a white wash hand basin and w.c. Radiator.

FIRST FLOOR FLAT

ENTRANCE LOBBY

Rear timber entrance door. Staircase leading to the first floor.

LANDING

Rear facing circular window and side facing timber double glazed window. Doors off to all rooms. Radiator.

LOUNGE

14'5" x 12'5"

Front and side facing UPVC double glazed sliding sash windows. Radiator. Timber fire surround with electric fire.

KITCHEN

12'10" x 4'11"

Side facing UPVC double glazed sliding sash window. Fitted with a range of wall and base units with laminate worksurfaces incorporating a stainless steel sink with tiled splashbacks. Plumbing for washing machine. Wall mounted has combi central heating boiler. Radiator.

BEDROOM ONE

11'9" x 10'11"

Side facing UPVC double glazed sliding sash window. Radiator.

BATHROOM

6'3" x 5'7"

Fitted with a white suite comprising of a panelled bath, pedestal wash hand basin and w.c. Radiator.

ENERGY PERFORMANCE

The ground floor cafe is EPC rated C with the first floor flat EPC rated E.



- Auction Ends Friday 3rd October 11am • GUIDE PRICE £90,000+ • For Sale by On Line Traditional Auction





Additional Information

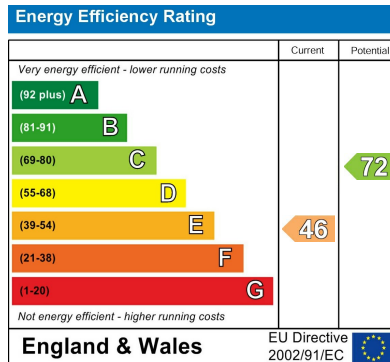
Local Authority - Doncaster
Council Tax - Band
Viewings - By Appointment Only

Tenure - Freehold

Ground Floor



First Floor



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

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