



## 1 & 1a Castlegate, Tickhill, Doncaster, DN11 9QP

## Investment FOR SALE



- 2 Commercial units
- Long leasehold interest in 3 flats
- Popular and well regarded village
- 1 Castlegate let to Juicy Fruits until 31/10/2027 on a contracted-out lease
- Juicy Fruits trading for c.28 years from the property
- 1a Castlegate 1 year from March 2022
- Barbers trading since c.2008
- Total rental income: £20,342 p.a

**Asking price – £320,000**  
**[laura.h@cravenwildsmith.co.uk](mailto:laura.h@cravenwildsmith.co.uk)**



### Location

The building is in a good location in the popular and highly sought after location in Tickhill. The building is located in the centre of the village, next to the Library and opposite St Mary's court on the A60, which connects the village to Doncaster, Bawtry, Maltby and Worksop. For more details, please see the location plan below.

### Business Rates

The Rateable Value (RV) in the 2023 list for 1 Castlegate is £5,300. The RV for 1a Castlegate is £4,900. This information was obtained from an inspection of the VOA website in July 2023.

### EPC

1 Castlegate has an EPC rating of 71 in band C 1a Castlegate has an EPC rating of 62 in Band C. **An EPC is required for virtually all properties that are to be let or sold.**

### Description & Accommodation

Two prominent retail units, fronting a busy street located in the affluent village of Tickhill with reversionary interest in the 3 flats above.

### Leases

1 Castlegate (Juicy Fruits) is held on a 5 year contracted out lease from 1/11/2022 at a rent of £12,000 p.a the business has been trading since c.1994. 1a Castlegate (The Barber Shop) is let on a 1 year lease from 2022 at a rent of £8,342 p.a. The tenant has been in occupation since 2008.

The 3 flats are let on 125 year leases from January 1985 and they have approximately 87 years remaining. We understand each flat pays a ground rent of £10.00 p.a

**Note:** the sale will be subject to the 1987 Landlord and Tenancy Act, as amended by the Housing Act of 1996 if required.

### Viewing

For viewings & further information contact: Craven Wildsmith on: **01302 36 86 86**

Email: [amelia@cravenwildsmith.co.uk](mailto:amelia@cravenwildsmith.co.uk)

Search online [www.cravenwildsmith.co.uk](http://www.cravenwildsmith.co.uk)

### Offer Procedure:

To make an offer on this property supply us with the relevant details, which will be passed on to our client. To advise our clients we will need to establish your ability to proceed, which may include financial qualification by an Independent Referencing Company.

### Money Laundering:

Money Laundering Regulations require us to identify parties to a transaction. All parties will be required to provide proof of identity.

### Privacy Policy

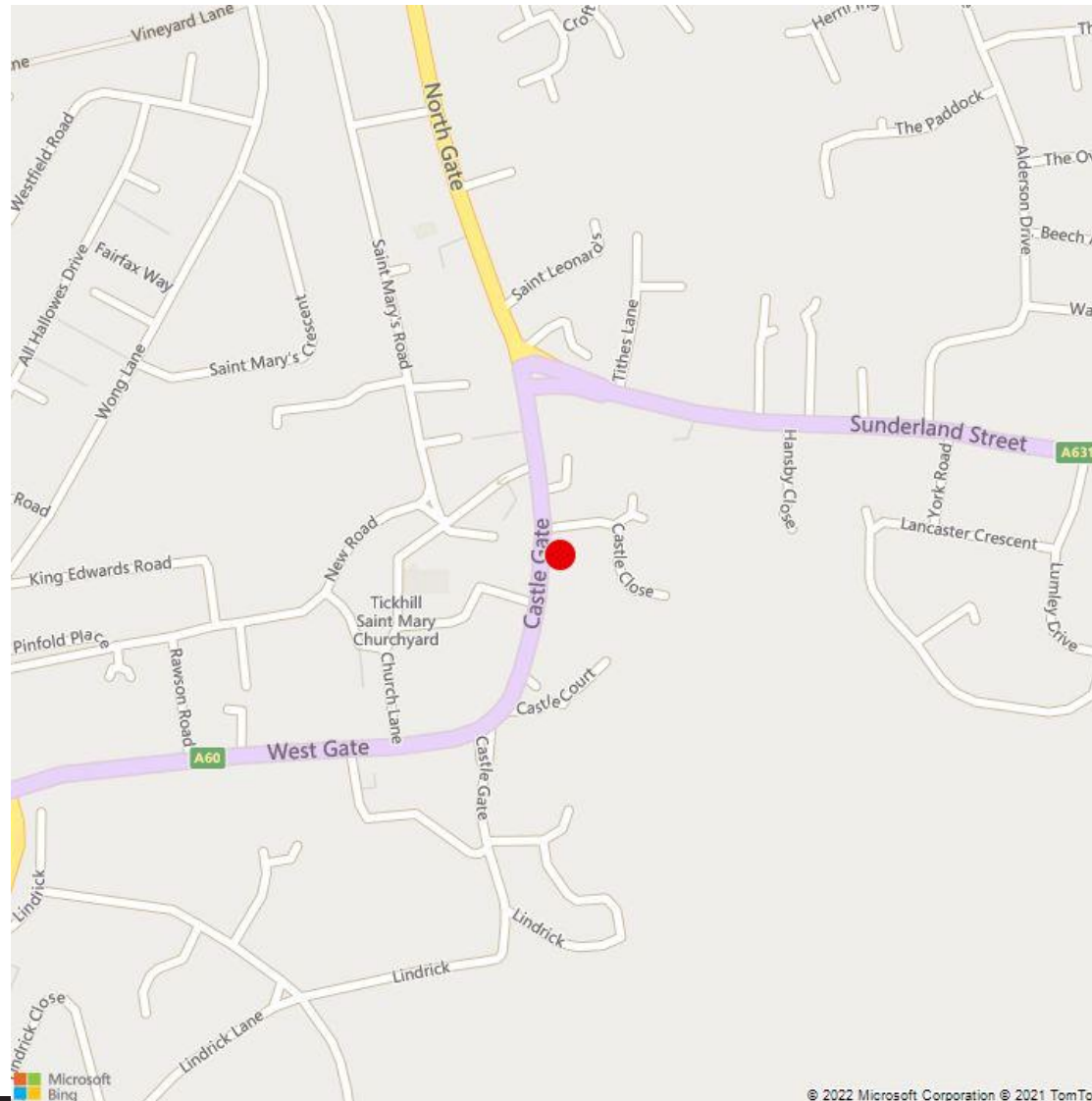
See <http://craven-wildsmith.co.uk/about/privacy-policy/>



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## HOW WE CAN HELP YOU.

Craven Wildsmith advise both Landlords and tenants. We can do everything from finding a property to selling it and everything between. Are you **looking for a property** to occupy or as an investment, we have a **property finding service** for residential and commercial properties for both occupation and investment.

Once you have found the property you need to determine if it is the right one. We offer pre purchase or pre tenancy advice including **surveys, valuations and reports on condition**. **Tenants need to take advice before signing a lease; it can save £100,000s at the end of the lease.**

**Do you have a property or portfolio to MANAGE?** Craven Wildsmith specialise in the letting and management of all types of RESIDENTIAL & COMMERCIAL property. During the term of the lease many types of issues arise including rent reviews, landlord and tenant disputes, dis-repair, rent payment difficulties etc. At the end of a lease we can help with renewal of the lease to the existing tenant or vacation of the property including dealing with any dilapidation (disrepair) or other outstanding issues. We can then **SELL OR LET the property as Craven Wildsmith** – we specialise in the sale and letting of most types of commercial property.

**Even if you are not buying or renting from Craven Wildsmith call us on 01302 36 86 86 to discuss how we can help you.**

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6. In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists impression or architects drawings or specification or scope of works or amenities, infrastructure or services, or information concerning views, character or appearance and timing concerning availability or occupation and the prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Craven Wildsmith shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.