

**GRICE &
HUNTER**

**Chartered Surveyors
Estate Agents & Valuers
Est 1924**



**50 WATERDALE
DONCASTER DN1 3ER**

- Two storey commercial premises offering a gross internal floor area extending to approximately 98.32 square metres (1,058 square feet)
- The ground floor is currently partitioned into Offices (plus first floor Office/Storage space) but would suit alternative uses (subject to planning)



£135,000



- Located on the fringe of the main retail centre and having a prominent position close to the re-developed Civic Quarter of the City.
- Directly adjoining a paying public Car park.
- Forecourt offering car parking space (two small or one larger vehicle).

ACCOMMODATION (all measurements are approx. only)

Ground floor

OFFICE/SALES AREA – total internal frontage approximately 6.9 metres.

Currently apportioned into Reception/Office and two further Offices.

Two double glazed windows and a central double glazed door to the front elevation.

Suspended ceiling and laminate flooring.

Gross internal floor area approximately 50.32 square metres (542 square feet).

SMALL KITCHEN AND TOILET

First floor

Total gross internal floor area approximately 48 square metres (517 square feet) and currently partitioned into a Landing, two Offices and two Stores.

OUTSIDE

Forecourt offering car parking space (one large vehicle or two small).

SERVICES (not tested)

Mains water, electricity and drainage.

RATEABLE VALUE

£5,500

TENURE

Freehold assumed.

VIEWING

Strictly by prior appointment through Grice & Hunter – 01302 360141.

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Near Doncaster DN9 1EP
Tel: (01427) 873684
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**7 Priory Place,
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Consumer Protection Regulations

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2. All measurements, areas and distances are approximate only. Plans are for illustration purposes only and not to be used for Land Registry purposes.
3. Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflection of the actual boundaries and must not be used to depict legal boundaries.
4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

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