



72-72a King Street
Thorne, Doncaster DN8 5BA

Offers Around £90,000

FREEHOLD

Perfect Investment property. FREEHOLD two storey dwelling comprising of a ground floor commercial retail space and a first floor one bedroom flat. Main road location close to the town centre. Offered for sale with no upward chain.



- COMMERCIAL PREMISES WITH FLAT ABOVE • Ground floor sales shop • First floor one bedroom flat • UPVC double glazed

GROUND FLOOR

SALES / SEATING AREA

27'6" x 14'8"

UPVC double glazed front window and entrance door with external security shutter.

FOOD PREPARATION AREA

14'8" x 6'3"

LOBBY

Door to w.c.

W.C

7'1" x 2'7"

Fitted with a w.c. and sink unit.

KITCHEN AREA

7'1" x 5'6"

Rear fire escape door. Two sink units.

OUTSIDE

The property is situated directly onto King Street. There is a fire escape door to the rear, which provides pedestrian access behind the row of buildings and back to King Street.

FIRST FLOOR FLAT

ENTRANCE HALL

Private entrance door leads from King Street with staircase leading to the landing.

LOUNGE

15'4" x 14'9" max.

'L' shaped measure to maximum points. Two front facing UPVC double glazed windows. Radiator.

LANDING

Doors off to all rooms.

KITCHEN

8'5" x 8'0"

Rear facing UPVC double glazed window. Light oak effect base cupboards with granite effect work surfaces incorporating a stainless steel sink and drainer and splash back tiling.

Integrated stainless steel electric oven and gas hob. Tiled floor. Radiator. Wall mounted gas combi boiler.

UTILITY AREA

6'5" x 2'8"

Tiled floor and plumbing for washing machine. Door to bathroom.



- Gas central heating • Freehold • Prominent Town Centre Location • Perfect Investment • NO UPWARD CHAIN INVOLVED • Extending to approx. 111.4 sq.m / 1,199 sq.ft total

BATHROOM

8'5" x 6'5"

Fitted with a panelled bath, pedestal wash hand basin, w.c and tiled shower cubicle with mains shower. Tiled floor.

BEDROOM

12'0" x 8'0"

Side facing UPVC double glazed window. Radiator.

NO UWARD CHAIN INVOLVED

BUSINESS RATES

The premises have a Rateable Value of £5,900 which would give a yearly charge of £2,312.80, however interested parties are advised to contact the local authority directly with regard to any Small Business Relief that they may be entitled to, as you would not pay any business rates if this was the only property your business would use.







Additional Information

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

Tenure - Freehold

Ground Floor



First Floor



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

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