



# Online Auction

Thursday 11<sup>th</sup> June 2026

19 / 21 Scot Lane, Doncaster,  
South Yorkshire, DN1 1EW



Sanderson  
Weatherall



Freehold retail/residential building - Part vacant investment producing £7,020 per annum

Guide Price: £220,000

Bidder security deposit: £3,500

Start time: 10.00am

### Property Summary

- Freehold retail/residential building
- Ground floor retail unit vacant
- 1 x one bedroom flat and 4 x studio flats
- 1 flat let & 4 flats vacant
- Part vacant investment
- Currently producing £7,020 per annum

### Description

The property comprises a four storey town centre building arranged as a ground floor retail unit with separate front access to four studio flats and a self-contained one bedroom flat arranged over the upper floors. The first floor is arranged as two studio rooms each with a kitchen and a separate shared shower room/WC, the second floor as a self-contained one bedroom flat and the third floor is arranged as two studio rooms each with a kitchen and a separate shared shower room/WC. The units are presented in average condition.



## Location

The City of Doncaster, named after the River Don, is located 23 miles north-east of Sheffield, 34 miles south-east of Leeds and 23 miles north-west of Gainsborough.

The city is located close to the junction with the M18 motorway (Junction 2) and the A1(M) (Junction 35). Doncaster mainline station is the principal stop on the East Coast Main Line, with regular services to via Retford to London Kings Cross to the south, and York to the north.

The property is situated on the west side of Scot Lane, that runs northwards from High Street, close to the junction with Market Place in a mixed use area. Nearby occupiers include Paddy Power, Subway together with a number of local retailers including bars, restaurants, and take-aways.

## Planning

Local Planning Authority

— City of Doncaster Council

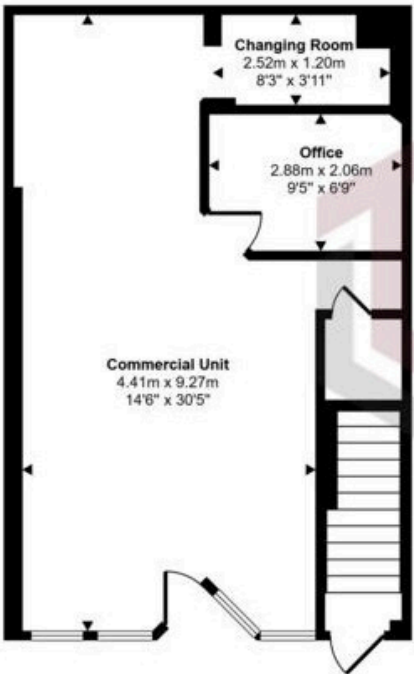
(01302 736000) [www.doncaster.gov.uk](http://www.doncaster.gov.uk)

## Tenancy & Accommodation

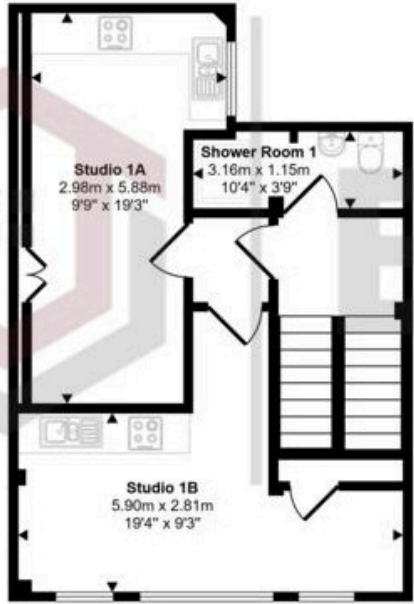
Address	Floor	Use	Sq M	Sq Ft	Tenant	Tenancy	Rent (£ pa)
19 / 21 Scot Lane	Ground Basement	Retail	46.90	505		Vacant	
		Storage	44.80	482			
Flat 1a	First (Rear)	Residential	Studio / kitchen			Vacant	
Flat 1b	First (front)	Residential	Studio / kitchen			Vacant	
	First	Communal	Shower room/WC				
Flat 2	Second	Residential	One bedroom flat			Vacant	
Flat 3a	Third (front)	Residential	Studio / kitchen		Individual	12 month AST from 10/07/2025	£7,020
Flat 3b	Third (rear)	Residential	Studio / kitchen			Vacant	
	Third	Communal	Shower room/WC				
Current Total							£7,020

The retail floor areas have been taken from the VOA website.

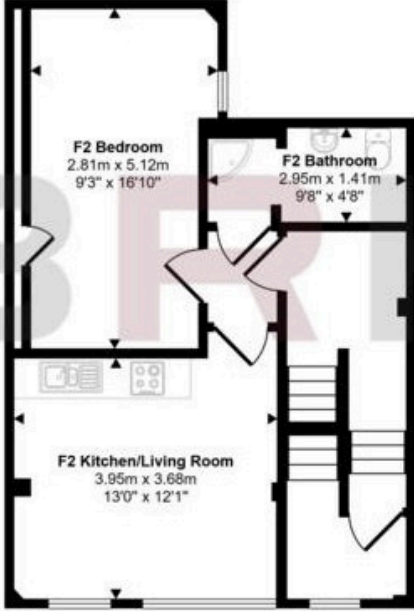
Approx Gross Internal Area  
193 sq m / 2077 sq ft



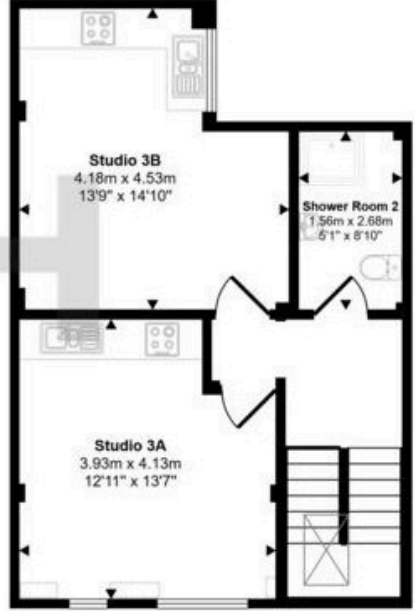
Ground Floor  
Approx 53 sq m / 575 sq ft



First Floor  
Approx 47 sq m / 501 sq ft



Second Floor  
Approx 46 sq m / 500 sq ft



Third Floor  
Approx 46 sq m / 500 sq ft

□ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Guide Price**

£220,000

**Tenure**

Freehold

**EPC**

Retail - Awaiting

First floor studio — D

First floor studio — D

Second floor flat — E

Third floor studio — G

Third floor studio - E

**VAT**

Refer to the legal pack

**Sanderson  
Weatherall**

Contact: 020 7851 2100

Website: [www.swpropertyauctions.co.uk](http://www.swpropertyauctions.co.uk)**Seller's Solicitor**

HSR Law Solicitors

Katie Pendlebury | 07311 947265 | [katie.pendlebury@hsrlaw.co.uk](mailto:katie.pendlebury@hsrlaw.co.uk)**Oliver Childs****Tel: 07732 681150****Email: [oliver.childs@sw.co.uk](mailto:oliver.childs@sw.co.uk)**

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