



Situation

Located close to the junction with Cemetery Road in this mixed commercial and residential area, amongst various multiple retailers such as **Fulton Foods, Heron Foods, Lloyds Bank, Coral, Betfred** as well as a host of local traders.

Woodlands is a village which lies approx. 3½ miles north-west of Doncaster town centre and benefits from excellent road links via the A1(M) (Junction 38) just a short distance away. Adwick Interchange (National Rail – Northern Line) Train Station is only approx. 1 mile distant.

Property

A mid terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** on the first floor. The property includes a rear parking area with space for 2 cars and in addition benefits from the use of a rear service road for deliveries.

Accommodation

Ground Floor Shop

Gross Frontage	15'10"
Internal Width	15'2"
Shop Depth	27'2"
Built Depth	66'8"

First Floor Ancillary

Area	Approx 313 sq ft
WC	

VAT is NOT applicable to this Lot



Tenure

Freehold

Tenancy

The entire property is let on a full repairing and insuring lease to **Cooplunds Direct Limited as a Bakery (having 30 branches)** for a term of 10 years from 26th March 2018 (**renewal of a previous lease**) at a current rent of **£10,000 per annum** exclusive.

Rent Review 2023

£10,000 per annum

The Surveyors dealing with this property are **Jonathan Ross** and **Elliott Greene**

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page

Vendor's Solicitors

Chhokar & Co

Tel: 020 8574 2488 Ref: S Chhokar

Email: law@chhokar.com