Lot 25 15 Hall Gate, Doncaster, South Yorkshire DN1 3N South Yorkshire DN1 3NA

*Reserve below £75,000 6 week completion



SITUATION

Located in this mixed retail and leisure thoroughfare in the heart of the town centre, amongst such multiples as Slug & Lettuce, William H Brown, Papa Johns, William Hill, Haart and a host of bars, pubs and local traders.

Doncaster is a busy retail and commercial centre located approx. 21 miles north-east of Sheffield and enjoying excellent road access via the A1(M) (Junctions 36 & 37).

PROPERTY

Total Area

An end of terrace building comprising a Ground Floor Former Restaurant with internal access to Ancillary Accommodation on first and second floor levels.

ACCOMMODATION¹

Ground Floor Former Restaurant

Gross Frontage Internal Width	21'9" 19'5"	
Shop Depth	47'4"	
Built Depth	82'9"	
Area	Approx.	1,435 sq ft
First Floor Ancillary Area	Approx.	339 sq ft plus WCs
Second Floor Ancillary Area	Approx.	475 sq ft

Approx. 2,249 sq ft



VAT is NOT applicable to this Lot FREEHOLD offered with VACANT POSSESSION

¹ Not inspected by Barnett Ross. Areas and measurements provided by Joint Auctioneers.

Vacant Building

Joint Auctioneers Barnsdales Tel: 01302 308 182 Ref: Craig Gooddy Email: craig@barnsdales.co.uk

Vendor's Solicitors Tees Law Tel: 01279 755 200 Ref: John Buckley Email: john.buckley@teeslaw.com

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 £850 (including VAT) upon exchange of contracts *Refer to points 9 and 10 in the 'Notice to all Bidders' page

42