

RAPLEYS

rapleys.com
0370 777 6292

TO LET Former Vehicle Hire Site

147-153 Balby Road,
Doncaster DN4 0RG

CONTACT **Thomas Fagan**
07387 025337 | thomas.fagan@rapleys.com
Mark Frostick
07785 522958 | mark.frostick@rapleys.com



Former vehicle hire site with low
site coverage

Prominent roadside location

27,000 daily vehicle movements

Fenced secure yard

Suitable for alternative uses,
subject to the necessary
consents

241.60 sq m (2,600 sq ft)

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Location

The property is prominently located and fronts the A630 Balby Road, approximately 2 miles east of Junction 36 of the A1(M) and approximately 2.5 miles north of Junction 3 of the M18. Doncaster town centre lies approximately 2 miles to the west of the site, with Rotherham 16 miles to the south east

The A630 connects Doncaster to Sheffield and has a daily traffic count of 27,395 vehicles. Occupiers in the near vicinity include **Enterprise Rent-a-Car**, **Kwik Fit**, **McDonald's** and **Thrifty Car and Van Rental**.

Description

The property comprises two separate buildings on a self contained site with a low coverage.

The workshop is of a breezeblock construction with a concrete floor, painted walls and a suspended ceiling with florescent tube lighting under a concrete sheet roof. Access is via two roller shutter doors.

The office building is of brick construction with carpeted floors, painted plastered walls and suspended ceilings incorporating florescent lighting under a flat roof. The office adjoins another small workshop which is accessed through an electric roller shutter door.

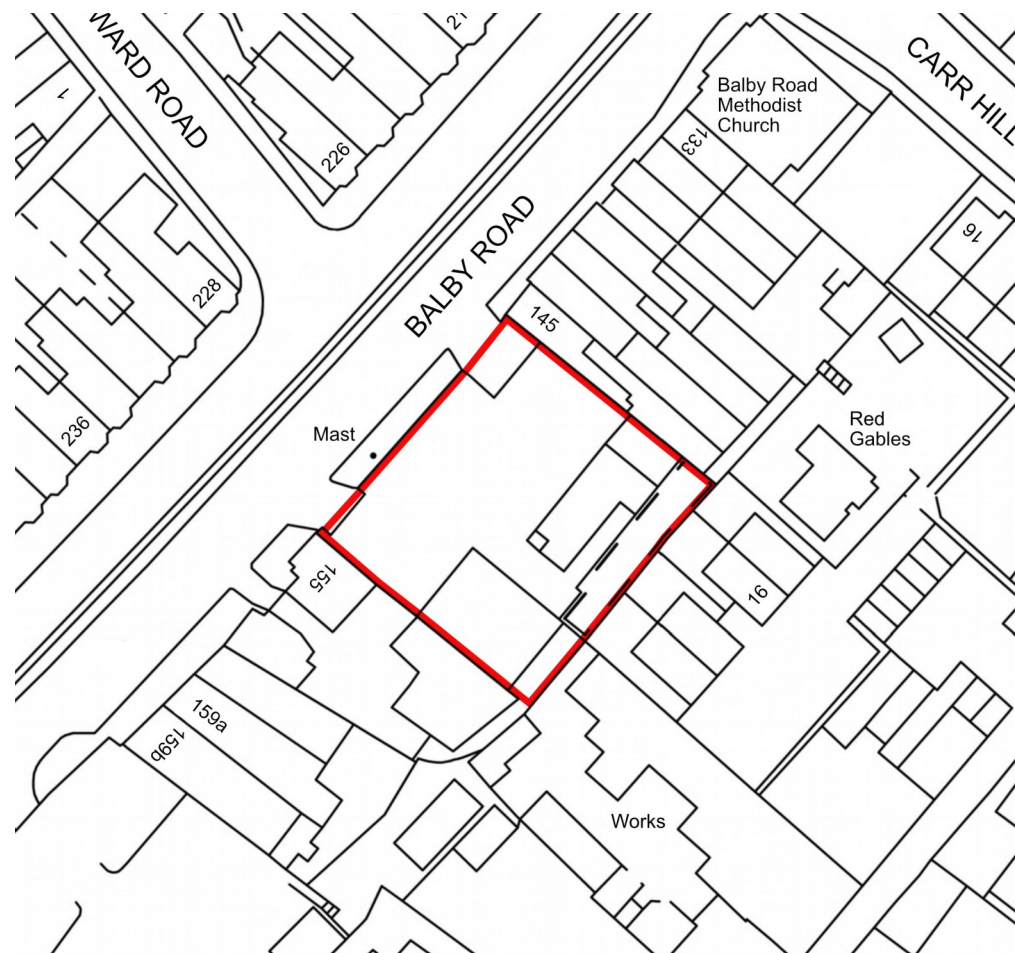
There is a covered valeting bay built onto the external wall of the office building.

Tenure

Leasehold. The property is held on a lease which expires on 13 December 2031.

Terms

Our client is looking to assign the lease.



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Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Workshop	156.91	1,688
Office	56.03	603
Workshop	28.67	309
Sub total	84.70	912
Total	241.60	2,600
	Hectare	Acre
Total Site Area	0.10	0.27

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Rating

We are advised that the Rateable Value for the property is £13,750 and the UBR for 2021/22 is 49.9p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on the [Government website](#).

Energy Performance

Energy Performance Asset Rating: E.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment with the sole agents.



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