



## For Sale

North Bridge Road, Doncaster DN5 8AN

- Large automotive site providing two separate dealerships
- Prominent location close to Doncaster Town Centre
- Potential for alternative uses, subject to the necessary consents
- Two dealerships totalling 2,194.84 sq m (23,630 sq ft)

**WATLING**  
REAL ESTATE

## Location

The site fronts North Bridge Road at its junction with Power Station Road, close to the A19 which is approximately 750m to the north-west of Doncaster City Centre.

The A19 is the major route into Doncaster from the North and intersects with the A1(M) Junction 37 approximately 2.5 miles north-west.

Immediately to the east of the site is the River Don.

The site is located close to two retail parks, on the opposite side of the A19, with occupiers including Morrisons, Bensons for Beds and Currys.

Doncaster is a city in South Yorkshire with a population of 87,455 (2021 census).

Whilst it originally grew around mining the town is now a major distribution centre including the 420-acre Doncaster International Railport.



## Description

### Volkswagen

The VW showroom has large glazed frontage to North Bridge Road.

Internally provides display for 6-8 cars with office accommodation at ground and first floor all finished to a high standard.

To the rear is the parts department and the main 8 bay workshop. A further area of workshop and storage accommodation sits to the rear which includes an MOT bay.

There is display parking for circa 58 vehicles with a further 55 customer/storage parking spaces.

### Energy Performance Rating

Energy Performance Asset Rating - D

### Skoda

The property comprises a 4 car showroom with a 6-bay workshop with a parts department to the rear and a stand-alone valeting bay.

Externally there is parking for circa 78 vehicles.

To the rear of the VW/Skoda is a further compound for 100 vehicles that could be secured if required.

### Energy Performance Rating

Energy Performance Asset Rating - B



## Accommodation

The property comprises the following approximate floor areas:-

|                    | Sq m            | Sq ft         |
|--------------------|-----------------|---------------|
| <b>VW</b>          |                 |               |
| Showroom           | 503.58          | 5,420         |
| Workshop           | 481.03          | 5,178         |
| Rear Workshop Bays | 288.74          | 3,108         |
| First Floor        | 293.50          | 3,159         |
| <b>Total</b>       | <b>1,566.85</b> | <b>16,865</b> |

|              | Sq m          | Sq ft        |
|--------------|---------------|--------------|
| <b>Skoda</b> |               |              |
| Showroom     | 245.58        | 2,643        |
| Workshop     | 307.25        | 3,307        |
| Parts        | 35.40         | 381          |
| Ancillary    | 3.18          | 34           |
| First Floor  | 36.58         | 394          |
| <b>Total</b> | <b>627.99</b> | <b>6,760</b> |

|                        | Hectare      | Acre         |
|------------------------|--------------|--------------|
| <b>Total Site Area</b> | <b>1.064</b> | <b>2.629</b> |



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.

## Tenure & Terms

Freehold

Price on application

## VAT

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

## Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all prospective parties. Prospective parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

## Rating

We are advised that the Rateable Value for the property is £194,000.

The UBR for 2026/27 is 0.43p 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 at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).



## For further details contact:

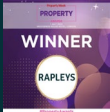
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