

TO LET



**CAR SHOWROOM & FORECOURT, 6 CHAPEL
LANE, BRANTON, DONCASTER, DN3 3NG**

- Established car show room & forecourt
- Space for over 50 vehicles
- Established for over 20 years
- May suit other uses STP
- Internal area of xx

TO LET –CAR SHOWROOM WITH A LARGE FORECOURT

Property Summary

Rare opportunity to rent a car showroom / forecourt premises, available for the first time in over 20 years.

- Showroom extending to 146.44 Sq M (1,576 Sq Ft)
- Typically Fits up to 7 vehicles
- Large car park & forecourt
- Space for over 50 vehicles on site
- Alarmed & CCTV system in situ
- Established car sales business for over 20 years – property only available due to retirement
- Excellent road links
- Affluent village location in easy reach of Doncaster city centre & other nearby towns & cities
- Potential for 100% Business Rates Relief for qualifying occupiers
- Perfect opportunity for a car dealership
- No VAT
- Available To Let at £35,000 per annum exclusive on terms to be agreed.

Contact

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Location

The property is located in Branton a popular village on the periphery of Doncaster and close by to Finningley and Doncaster Sheffield Airport. The surrounding area is predominantly residential uses and the site can be easily found on Chapel Lane, directly off New Road which is the main road running through Branton.

The property is well situated to make use of Doncaster's excellent road network, lying between Sheffield, Leeds and Hull, with the A1 and M18 within easy reach. Doncaster is a city in South Yorkshire with a population of over 308,000. The catchment of the nearby towns and cities will be an advantage for any car sales business.



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Description

The property forms a car show room and car forecourt and it has been in this use for over 20 years, forming a very successful business, with the current closure only due to retirement.

We therefore consider this to be an excellent opportunity for an established vehicle sales business to operate from the property and benefit from some of the good will of the previous business.

The property benefits from the following specification:

- Internal open plan show room area of 1,576 sq ft with space for up to 7 vehicles comfortably
- Useful rear interconnected garage / prep / storage area with space for 2-3 vehicles
- Large car park / forecourt for over 50 vehicles
- Attractive aluminium framed double glazed store front
- Tiled floor and suspended ceiling
- Kitchenette and W/C facilities
- Vehicle entrance door to the rear
- Fenced compound to the rear providing further storage and parking space

Accommodation

Ground Floor Showroom NIA: 146.44 Sq M (1,576 Sq Ft)

Internally there is space for 7 vehicles within the showroom. Externally there is space for up to 45 to 50 vehicles. The total site area is 0.292 acres.

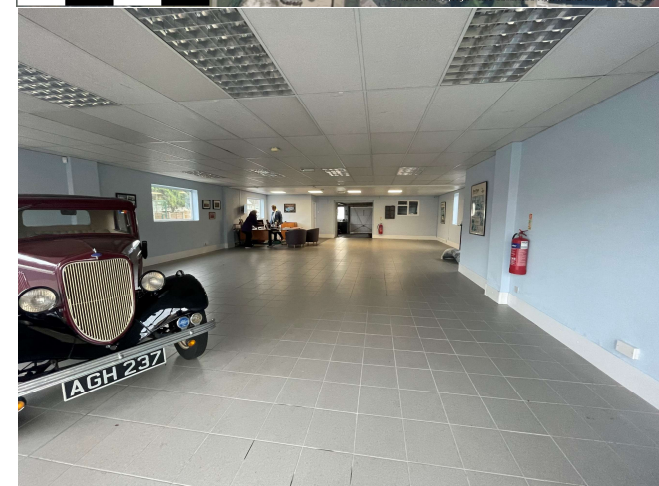
Use

We consider the property suitable for a variety of alternative uses including office & yard, retail and office uses STP.

Asking Rent

Available at £35,000 per annum exclusive, a minimum term of 5 years is envisaged.

Please note there is no VAT.



6 CHAPEL LANE, BRANTON, DONCASTER, SOUTH YORKSHIRE, DN3 3NG

Business Rates

£9,000 Rateable Value.

Qualifying occupiers may benefit from Business Rates Relief.

EPC

To be confirmed via the agent.

Anti Money Laundering

Tenants are required to comply with Anti Money Laundering Regulations.

VAT

There is no VAT due on rent.

Viewings

By appointment with the Sole Agent.

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