

FOR SALE



**ROADSIDE SITE, A630 WARMSWORTH ROAD,
DONCASTER, DN4 0RR**

- Prime roadside site fronting the A630
- 34,000 vehicle movements per day
- Suit roadside uses STP
- 1 mile from J36 of the A1
- 0.45 acres

FOR SALE – PRIME ROADSIDE SITE LOCATED 1 MILE FROM J36 A1

Property Summary

Prime roadside site located on the busy A630 linking Doncaster City Centre with J36 of the A1.

- 0.45 acre site
- J36 of the A1 (M) 1 miles away
- 34,000 vehicle movements per day
- Suit various roadside uses, including motor trade, vehicle hire, EV charging, convenience, Drive Thru & Drive To units.
- Currently used as a car wash on an informal tenancy basis
- Planning permission granted for further development
- Offers invited on a unconditional and subject to planning basis
- Price on Application



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Location

The site sits in a prime position fronting the busy A630 Balby Road which links Doncaster to the A1 (M) at J36. The property is highly visible and benefits from dual access, with a return frontage from Oswin Avenue.

Balby Road is a mixed residential and commercial area, with densely populated neighbourhoods either side of the A630, with commercial uses along the road frontage.

Approx 34,000 vehicle movements passing the site per day.

Balby Road is a popular location with local and national business with a number of automotive and food retail uses nearby, with McDonalds, Lidl, Enterprise Rent A Car, Subway, Shell, Thirfty Car & Van Rental a short distance away.

The town centre is just 2 miles away with J36 roundabout of the 1 miles away via A630 Balby Road, providing north and south bound access.

Access

The property can be accessed from both sides of the A630 being situated adjacent to a traffic light junction of the A630 (N&S), Oswin Avenue, Cross Street and Hall Flat Lane.

Description

An established car wash and MOT garage in a prime roadside position. Formerly a vehicle hire centre we consider the property suitable for redevelopment for various roadside retail uses, including EV charging, motor trade, vehicle hire and

The rear of the site can be accessed via a road to the left of the buildings.

The current buildings on site are used in conjunction with the car wash and MOT garage, the garage benefits from roller shutter door access, rolling road, 3 phase electric supply, an office, kitchnette and w/c.

Accommodation

The buildings extend to Gross Internal Area of circa 1,184 sq ft (110 Sq M)

The site extends to 0.45 acres

Current Occupation

The property is let on an informal arrangement with the MOT station at £48,000 per annum exclusive.

We have been advised the property can be sold with or without vacant possession.

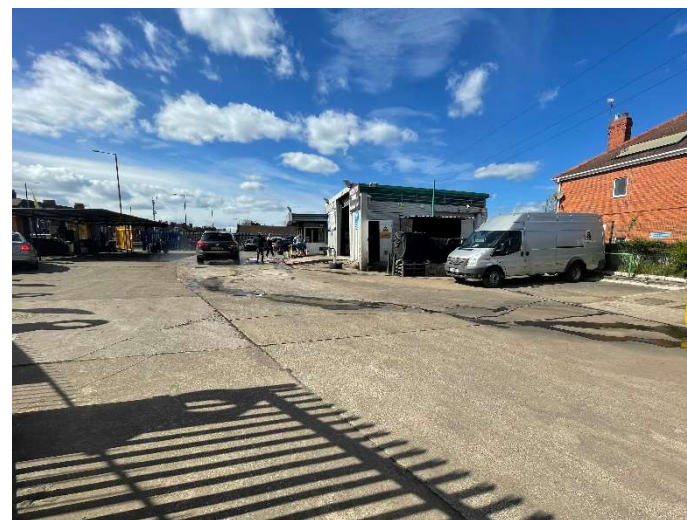
Guide Price

Price on application for the freehold interest. Conditional and unconditional offers invited.

Development Opportunity

The property benefits from full planning permission for the erection of three B1/B2/B8 units under planning reference: 20/00455/FUL. Plans available upon request.

We consider the site suitable for redevelopment for various uses STP to include roadside, drive thru, drive to, convenience retail and vehicle hire.



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EPC

E (117)

Business Rates

£13,750 as of April 2023

Services

Mains water and electric, including 3-phase power supply are connected.

Anti Money Laundering

Purchasers are required to comply with Anti Money Laundering Regulations.

Tenure

Freehold

VAT

Prices are quoted exclusive of but may be subject to VAT.

Viewings

By appointment with the sole agent.

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