

PRIME RETAIL / HOTEL / LEISURE SITE

GRAND ST LEGER HOTEL • BENNETTHORPE •
• DONCASTER • DN2 6AX



- Prime Roadside Position
- Planning Permission to Extend
- Suit Various Uses STPP
- Circa 40,000 Passing Vehicles Daily
- Opposite Doncaster Racecourse
- 1.31 Acres & a 20 Bed Hotel, Bar & Restaurant





DESCRIPTION

A prime redevelopment opportunity comprising a 20 bedroom hotel sitting on 1.31 acres located opposite the Hilton Hotel & Doncaster Racecourse complex

- 20 bedroom (ensuite) Grade II listed hotel with large function rooms and restaurant/bar area with significant redevelopment potential stpp
- Planning permission has been obtained & implemented for a redevelopment and extension of the existing hotel – plans available upon request.
- Excellent location within an established industrial and retail area
- Suit a range of mixed commercial and residential uses including drive thru, hotel, food retail, retail, residential and care stp



LOCATION

The site is located in Bennetthorpe which is located directly off Racecourse Roundabout, a prime location benefitting from excellent visibility and with circa 40,000 vehicle movements on a daily basis.

The property sits opposite the Hilton Hotel and Doncaster Racecourse which has regular, well attended race meets providing excellent levels of tourism and visitors to the city.

The site is located in a prime position with excellent road access to the city centre, onward to Bawtry Road, Intake and the Hyde Park area of the city. It's a popular location for residential and commercial uses.



SAT NAV: DN2 6AX



DRIP.HEAVE.LENGTH



OPPORTUNITY

The owner is seeking freehold and leasehold proposals from developers and occupiers. The owners are prepared to develop out the scheme, equally they would be prepared to sell.

Please contact the agents for more information.

PRICING

Offers invited – please contact the agent.

PLANNING

The site benefits from implemented planning permission for a development of existing hotel to include a new restaurant, function room and bar, 33 new bedrooms and ancillary facilities following demo of stables. 16/01301/FULM. Plans available upon request.

We consider the site suitable for various uses STP.



SERVICES

Mains services are available.

EPC

To be confirmed.

VAT

Prices quoted are exclusive but may be subject to VAT.

AML

Tenants or buyers will have to supply information to comply with Anti Money Laundering Regulations.

VIEWINGS

By appointment with the Sole Agents below:

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