



Scawthorpe Clinic, Amersall Road, Doncaster, South Yorkshire, DN5 9PQ

- Former National Health Centre/Clinic
- Suitable for a variety of uses (STP)
- Gross Internal Area 144.55 m² (1,556 ft²)
- Sits on a site of 0.25 acres
- High density residential areas
- D1 Use Class
- Development opportunity (STP)
- Potential for 100% Business Rates Relief
- Good levels of car parking
- **Asking Rent: £14,000 per annum**
- **Offers in the region of £250,000**



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Location

The property is situated on the east side of Amersall Road, opposite its junction with Broachgate. Local shops and amenities are available within easy reach, including a local GP practice and library. Doncaster town centre is approximately 2.4 miles to the northwest and provides a more extensive range of facilities, including Frenchgate Shopping Centre, Doncaster College and Doncaster Rail Station. Scawthorpe Sunnyfields Primary School is 0.4 miles to the south and the open spaces of Bentley Park are also within easy reach. The property benefits from easy access to the A1 which lies approximately 2.2 miles to the west.

Doncaster is the second largest town in the UK with a local authority population of over 300,000 people and offers a strategic location at the heart of the UK. Doncaster is situated on the east coast mainline with more than 60 trains running through every day and benefits from excellent road links via the M1, A1 and M18.

Description

The property comprises a detached single storey former health centre (D1 use) arranged beneath a pitched roof. Externally, there is a car parking area and the building occupies a broadly level site which extends to approximately 0.25 acres. The property consists of a reception room, waiting room, four rooms, a kitchen, two WC's and a store room. It benefits from good levels of car parking

We consider this property to be suitable for a range of uses and may be suitable for vet surgery and retail or office based uses subject to planning.

Accommodation

Gross Internal Area: 144.55 m² (1,556 ft²)

Legal Costs

Each side to pay their own legal costs.

Energy Performance Rating

The property has an Energy Performance Rating of E (110).



Business Rates

The property has a 2017 Business Rates liability of £7,100. For further information, please contact Doncaster Metropolitan Borough Council.

Qualifying occupiers may benefit from 100% Business Rates Relief.

Tenure

The property is available to let on terms to be agreed, however a minimum term of 3 years is envisaged.

The asking rent for this property is £14,000 per annum exclusive.

The property is also available For Sale, the asking price is offers in the region of £250,000.

Services

Mains water, drainage and electricity are understood to be connected to the property. We must stress that none of these services have been checked or tested.

Viewing

Strictly by prior arrangement with the Sole Agents.



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