TO LET
55 SPROTBROUGH ROAD
DONCASTER DN5 8BN

DETACHED WORKSHOP (approx. 106.4m²/1,141ft²) plus STORE, TWO OFFICES, FORECOURT AND REAR ASSOCIATED YARD

Currently operating as a thriving Vehicle Repair and fully Equipped MOT Testing Station

Offered as a 'Going Concern' (but with potential alternative use)

Separate Buildings (approx. 94m²/1,010ft²) to the rear of the site

RENTS
Main Building (with MOT Business) - £1,000 per calendar month, exclusive.
Rear Building - £250 per calendar month, exclusive.
Located in a heavily populated and good quality residential area, which is approximately 1.5 miles drive from Doncaster town centre and approximately 10 minutes drive to the A1(M).

**THE SITE**

There is a driveway, directly to the east of the house, which leads to the rear site.

The rear hardcore site extends to approximately 44m x 19.5m (average), including the area occupied by the buildings.

**THE BUILDING**

**MAIN WORKSHOP**

Brick and concrete block walls and with mono pitched steel sheet roof.

Approximately 14m x 7.6m = 106.4 square metres (1,145 square feet) Average floor to roof height approximately 4 metres.

Attached Tool Store approximately 12.6 square metres (136 square feet).

Two attached Offices approximately 16 metres square.

To the rear of the site there is a profile steel sheet clad building measuring approximately 20m x 4.7m overall, which is apportioned into three separate units.

**FULLY EQUIPPED MOT LINE AND INCLUDING:-**

3 hydraulic four poster lifts (each with a ramp jack)

Gas analyser (diesel and petrol)

Rolling road

Hydraulic press

Various welding equipment

Transmission jack

Coil spring presses

Fully automatic air conditioning machine

Waste oil heater

**SERVICES**

Mains water, electricity, drainage and gas.

**VIEWING**

By appointment through Grice and Hunter – Doncaster office. Tel. 01302 360141

**TENURE**

Believed to be freehold.

**RATEABLE VALUE/COUNCIL TAX**

Commercial Element – listed in the 2010 entry at £2,950.

**TERMS**

These will be discussed on an individual basis (please ask for reference MJH).

All figures quoted exclude VAT (if applicable).
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government’s website www.communities.gov.uk/epbd.

### Energy Performance Asset Rating

<table>
<thead>
<tr>
<th>More energy efficient</th>
<th>A+</th>
<th>A 0-25</th>
<th>B 26-50</th>
<th>C 51-75</th>
<th>D 76-100</th>
<th>E 101-125</th>
<th>F 126-150</th>
<th>G Over 150</th>
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<tbody>
<tr>
<td></td>
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<td>234</td>
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- **Net zero CO₂ emissions**

### Technical Information

<table>
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<tr>
<th>Main heating fuel:</th>
<th>Oil</th>
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<tr>
<td>Building environment:</td>
<td>Heating and Natural Ventilation</td>
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<tr>
<td>Total useful floor area (m²):</td>
<td>145</td>
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<td>Building complexity (NOS level):</td>
<td>3</td>
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<td>Building emission rate (kgCO₂/m²):</td>
<td>259.28</td>
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### Benchmarks

- **Buildings similar to this one could have ratings as follows:**
  - **42** If newly built
  - **113** If typical of the existing stock

### Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.
1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order.
2. All measurements, areas and distances are approximate only.
3. Extracts from the Ordnance Survey are only to identify the site mentioned in the Sales Particulars. The surrounding areas may have changed since it was produced and therefore may not be an accurate reflection of the area around the property’s boundaries.
4. Details regarding rating and Town and Country Planning matters have been obtained on a verbal basis from the appropriate Local Authority. Unless stated, we have not examined copies of Planning Consents. We would recommend that interested parties contact the Local Authority independently.

**Misrepresentation**
Grice & Hunter give notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in employment of Grice & Hunter has authority to make or give any representation or warranty in relation to the property.