

FOR SALE (MAY LET)

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

Price £185,000

£18,000 per annum



8 MARKET PLACE, DONCASTER DN1 1LQ

LOCATION

Doncaster is located in South Yorkshire and is situated approximately 30 miles south-east of Leeds and 25 miles north-east of Sheffield. Doncaster has a population of around 300,000 people and benefits from excellent transport links. Junctions 3 and 4 of the M18 provide easy access to the wider motorway network and via the extensive railway network.

DESCRIPTION

The property comprises a mid-terraced retail unit with accommodation over ground, first and second floors. Internally, the property is fitted as a bookmakers and comprises a sales area at ground floor, along with staff accommodation and customer W/C facilities to the rear. Please note, the upper floors have been mothballed.

Nearby occupiers include, Primark, Pound Bakery, Marks and Spencer Bonmarché, Costa Coffee and others independent retailers.

ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and provide the following approximate areas:

Ground Floor Total	87.08 sq.m.	937 sq.ft.
First Floor	Not inspected (mothballed)	
Second Floor	Not inspected (mothballed)	

TERM

A new full repairing and insuring lease for a term of years to be agreed.

SALE PRICE

£185,000

RENT

£18,000 per annum exclusive

VAT

All rents, prices and other figures included in these particulars may be subject to the addition of VAT.

BUSINESS RATES

The property has been assessed as having a rateable value of £13,250 with effect from 1st April 2026. Interested parties are advised to make their own enquiries with the Local Authority.

EPC

Energy Certificate No. 6063-2658-5541-5825-8119
Rating: C

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Matt Kerrigan of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400
E-mail: mattkerrigan@hwardp.co.uk

Subject to Contract
Subject to Vacant Possession
Details Prepared June 2026



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