

# On the Instruction of HSBC Bank Plc

## FREEHOLD AVAILABLE

THORNE – 5 Market Place, South Yorkshire, DN8 5DN



### Key Features

- PROMINENT LOCATION
- FREEHOLD AVAILABLE
- SUITABLE FOR REDEVELOPMENT, SUBJECT TO CONSENT

### Viewing

By appointment via this office:

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Date of Issue 21-Nov-2017

### Location

Thorne is a small town in Yorkshire located approximately 10 miles east of Doncaster. The branch is located in the centre of the town on a pedestrianised market square. The neighbouring shops are mainly occupied by local businesses with some local occupiers including **The Original Factory Shop, NatWest, Boots** and **Ladbrokes**.

### Description

The property comprises ground floor sales with first floor ancillary space. There is a small yard at the rear.

### Accommodation

Ground Floor	163.23 sq m	1,754 sq ft
First Floor	65.5 sq m	705 sq ft
<b>Total</b>	<b>228.45 sq m</b>	<b>2,459 sq ft</b>

### Tenure

The property is held freehold.

### Quoting Price

£120,000.

### Rates

We are verbally informed by the Local Rating Authority that the current Rateable Value of the shop is £18,250 pa and the rates payable are £8,504.5 pa. The UBR for 2017/2018 is 46.6p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

### EPC

Available upon request.

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Not to scale.

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