

Retail in DN1

Broxholme Lane, Doncaster, South Yorkshire, DN1 2LJ

£320,000 Starting Bid

Property features

- Development opportunity
- Great commercial location
- Strong investment yields
- Potential to increase yields
- Stunning building

Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

Description

For sale via auction - fees, terms and conditions apply.

An exciting opportunity to acquire a substantial and characterful Victorian commercial property, ideally situated in a popular and well-established area of Doncaster, conveniently positioned close to the city centre and a range of local amenities.

Extending to approximately 372.6 sq. m (4,010 sq. ft), this impressive period building boasts an abundance of charm and character, retaining some amazing original Victorian features and offering a unique blend of traditional architectural appeal and versatile commercial accommodation.

The property currently comprises a mixture of office accommodation, shop units and treatment rooms, providing considerable flexibility and potential for a variety of commercial uses.

The accommodation briefly comprises:

Multifunctional Cellar: Providing useful additional space with potential for a variety of uses, subject to any necessary consents.

Ground Floor: A range of spacious office and treatment rooms, offering versatile commercial accommodation.

First Floor: Divided into a number of office spaces alongside shop units, providing further opportunities for rental income and business occupation.

The property currently generates an income of approximately £25,000 per annum under the existing ownership. However, with the benefit of full occupancy and effective management, there is clear potential to increase the rental income and maximise the investment return.

This is a particularly appealing opportunity for investors seeking a substantial income-producing commercial asset with further rental growth potential, while also benefiting from the charm and character of a Victorian building. Equally, the versatile layout may appeal to an owner-occupier looking for an impressive and adaptable commercial premises.

Please note we have not inspected this property.

Price: Starting Bid £320,000

Property Type: Retail

Business Type: Other/Unspecified

Parking: None

Location

Ideally situated in a popular and well-established area of Doncaster, conveniently positioned close to the city centre and a range of local amenities.

Accommodation

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Tenure

Freehold, title number SYK181266.

EPC

Rating E, full report available on request.

Rateable Value

Current rateable value (1 April 2026 to present)
£6,900

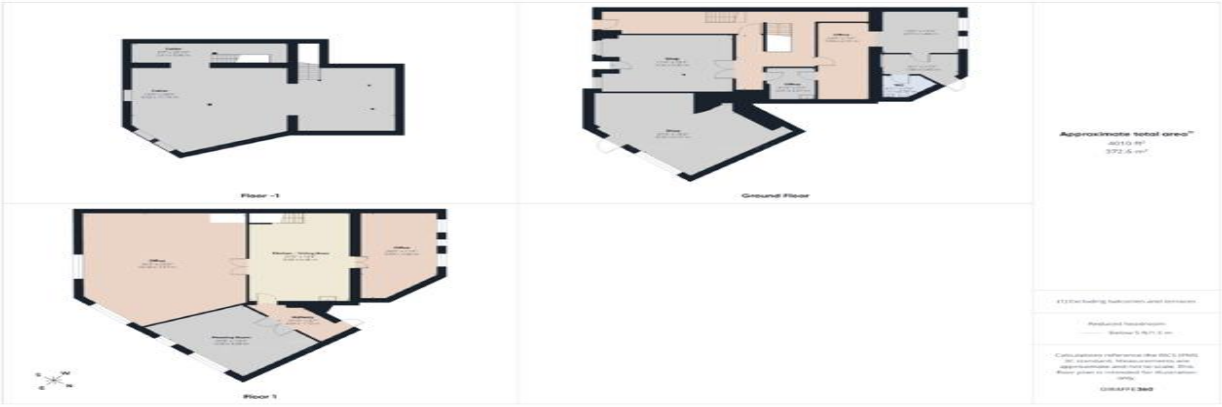
This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

Sourced from VOA.

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.

Broxholme Lane, Doncaster
£320,000
Floorplan 1



Broxholme Lane, Doncaster, South Yorkshire, DN1 2LJ

Contact your local branch today for more information on this property:

Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 , commercial@pattinson.co.uk, www.pattinson.co.uk

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