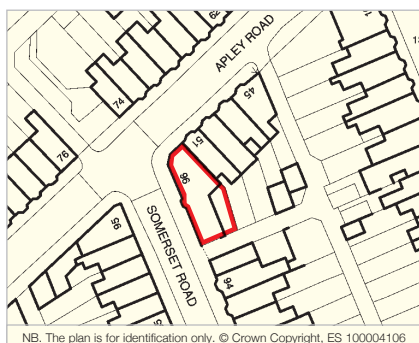


Doncaster

96 Somerset Road,
South Yorkshire
DN1 2BL

- **A Freehold End of Terrace Building (HMO)**
- Internally arranged to provide Eleven Letting Rooms with Communal Facilities
- Each Room subject to a Licence
- Possible potential to Reconfigure subject to all necessary consents being obtained
- Total Current Rent Reserved
£43,940 per annum (equivalent)



To View

The property will be open for viewing every Monday and Wednesday before the Auction between 11.00 – 11.30 a.m. These are open viewing times with no need to register (Ref: MW).

Seller's Solicitor

Messrs: Seddons Solicitors
(Ref: C Theodosiou Esq).
Tel: 0207 725 8059.
Email: chris.theodosiou@seddons.co.uk

INVESTMENT – Freehold Building



Tenure

Freehold.

Location

The property is located on the east side of Somerset Road, at its junction with Apley Road. Doncaster town centre is in close proximity to the north, where extensive shops and amenities are available. The open spaces of Elmfield Park are within easy reach to the east. Doncaster Rail Station is to the north-east and provides frequent direct services to Leeds. The A18 is easily accessible.

Description

The property comprises an end of terrace property arranged over ground and two upper floors. The property benefits from a small courtyard and a cellar. The property is internally arranged to provide an eleven bedroom HMO (12 person) together with communal facilities.

Planning

Local Planning Authority: Doncaster Council.
Tel: 01302 736000.

Email: tsi@doncaster.gov.uk

The property may afford possible potential to reconfigure to provide self-contained flats subject to obtaining all necessary consents.

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

Floor	Room	Accommodation	Terms of Tenancy	Rent per week	Current Rent £ p.a.
Ground		Communal Kitchen, 2 x Communal Shower Room with sink and WC	–	–	–
Ground	8	Room, Shower Room/WC and wash basin	Subject to a Licence	£85	£4,420 p.a.
Ground	9	Room	Subject to a Licence	£70	£3,640 p.a.
Ground	10	Room	Subject to a Licence	£75	£3,900 p.a.
Ground	11	Room	Subject to a Licence	£75	£3,900 p.a.
First		Communal Kitchen, 1 x Communal Shower Room/WC and wash basin	–	–	–
First	1	Room	Subject to a Licence	£70	£3,640 p.a.
First	2	Room	Subject to a Licence	£70	£3,640 p.a.
First	3	Room	Subject to a Licence	£70	£3,640 p.a.
First	6	Room	Subject to a Licence	£75	£3,900 p.a.
First	7	Room	Subject to a Licence	£80	£4,160 p.a.
Second	4	Room, Shower Room/WC and wash basin	Subject to a Licence	£85	£4,420 p.a.
Second	5	Room, Shower Room/WC and wash basin	Subject to a Licence	£90	£4,680 p.a.
Total				£845	£43,940 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 visit www.allisop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.