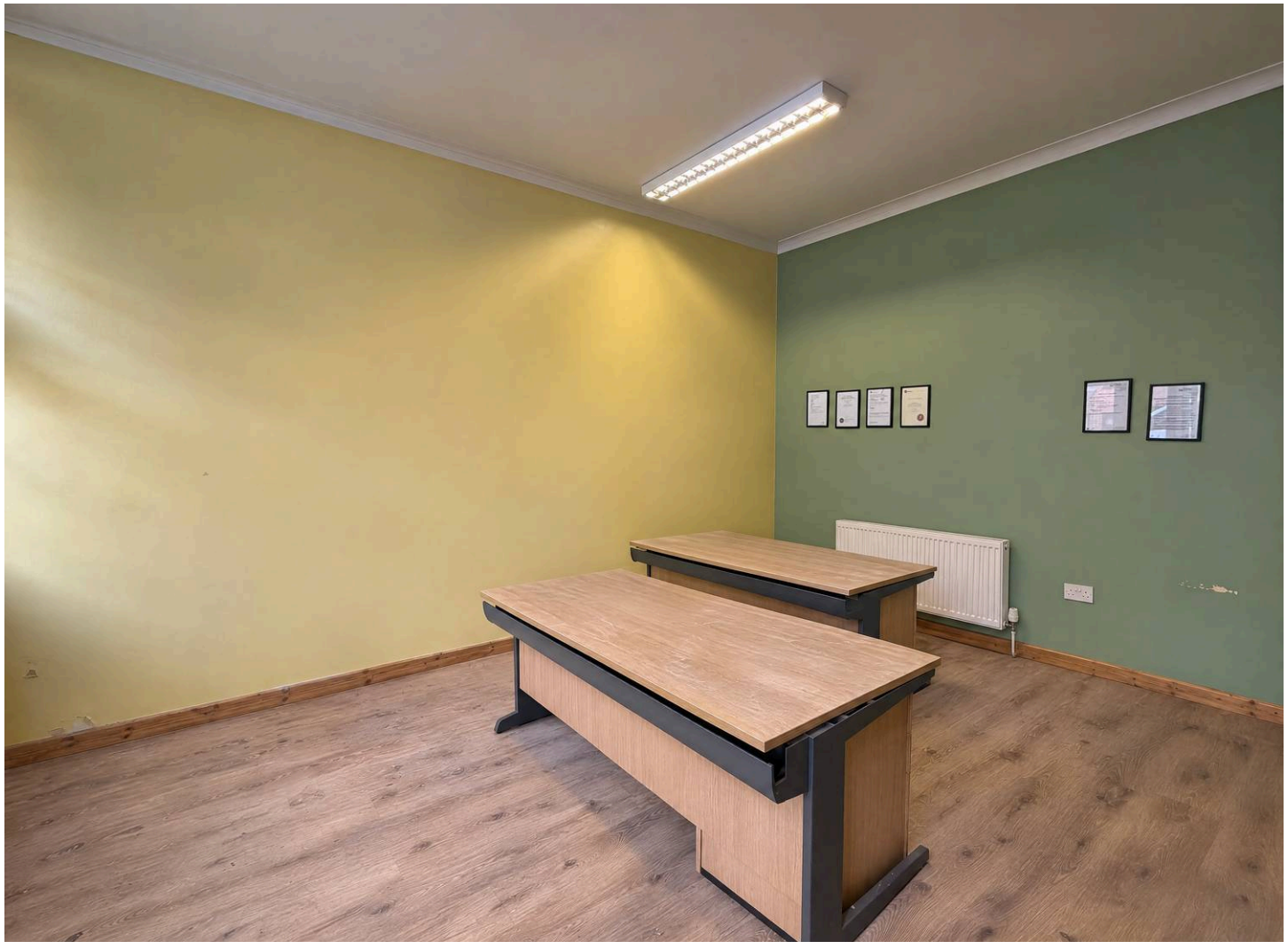


14 West Street, Conisbrough, DN12 3JH

Doncaster

Offers in Region of **£139,995**









14 West Street, Doncaster

Mixed-use freehold with ground floor offices and a two-bed flat above. Vacant, no chain. £139,995. Projected rental £1,500pcm. Scope for conversion. Central location. Buyer's premium applies.

Council Tax band: A

Tenure: Freehold

- Offers in the region of £139,995
- Mixed Residential & Commercial Premises
- Two Bedroom Flat situated above office premises
- Projected total rental income of £1500pcm
- Ground floor property features 3 Offices, kitchen and W/C
- Sold with vacant possession
- No onward chain
- Small Courtyard to Rear
- Potential to convert ground floor into residential subject to planning consent
- Buyer's Premium Applies*

BRH



Presenting an exceptional opportunity for investors and owner-occupiers alike, this versatile mixed-use property is offered in the region of £139,995 and is available with no onward chain. The premises comprise a ground floor commercial unit featuring three well-proportioned offices, a practical kitchen, and a W/C, ideally suited for a range of professional uses or potential conversion to residential accommodation (subject to the necessary planning consents).

Above, a spacious two-bedroom flat provides comfortable living quarters, making this an attractive proposition for those seeking a combined residential and commercial investment. The property is sold with vacant possession, allowing for immediate occupation or letting, and boasts a projected total rental income of £1,500 per calendar month, underlining its strong investment credentials. The layout is thoughtfully arranged to maximise flexibility and functionality, with clearly defined spaces for both working and food preparation. The office areas are well-presented and benefit from ample natural light, while the flat above offers two generous bedrooms, a well-appointed kitchen, and a modern bathroom, ensuring a comfortable and convenient living environment. Notably, the property includes a small courtyard to the rear and there is significant scope to enhance value through conversion or refurbishment, subject to the appropriate permissions.

This property is ideally positioned to take advantage of local amenities, with a range of shops, cafes, and services within easy reach, as well as excellent transport links connecting to surrounding areas. The area is popular with both professionals and families, offering a desirable blend of convenience and community, while the property itself represents a rare chance to acquire a freehold premises with genuine mixed-use potential.

*A buyer's premium of 1% + VAT, (subject to a minimum of £2995 + VAT) of the agreed sale fee applies to this property. 25% of the total fee (a minimum of £995 + VAT) must be paid to secure the property and the remainder is payable upon exchange of contracts. Terms and conditions apply, please see the 'Buyer's Premium' page on our website for more information.

BRH



















COURTYARD

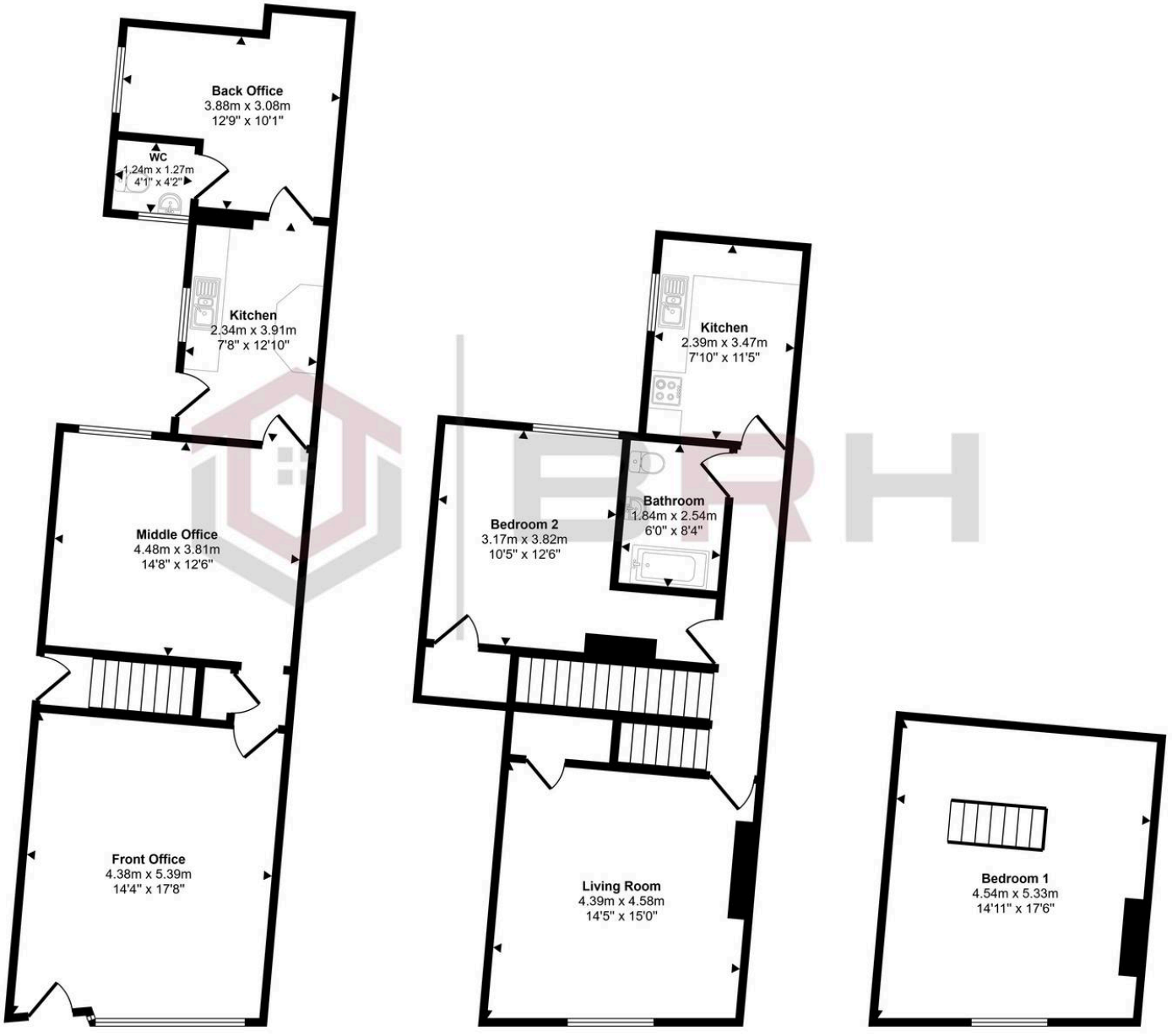







FirstCall Tel:01709 - 863888

Approx Gross Internal Area
153 sq m / 1648 sq ft



Ground Floor
Approx 68 sq m / 734 sq ft

First Floor
Approx 62 sq m / 663 sq ft

Second Floor
Approx 23 sq m / 251 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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