# PROMINENT RETAIL PREMISES TO LET.

SHOP AT BAWTRY ROAD • TICKHILL • DONCASTER • DN11 9EX •

Retail Premises

• 111.7 sq m (1,169 sq ft)

TICKHILL BARBER HOUSE

Suit a Range of Uses STPP

SH67 CME

- Busy Location
- Roadside Position on Bawtry Road
- Approximately 12,600 Vehicles Pass Daily



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#### LOCATION

Prominently positioned on Bawtry Road, right next to Cherry Lane Garden Centre in Tickhill, this premises is approximately 6.5 miles from Doncaster town centre and train station—offering excellent visibility and a highly accessible location.

Doncaster is in South Yorkshire approximately 30 miles southeast of Leeds and 25 miles northeast of Sheffield. The city has fantastic motorway links with junctions 3 and 4 of the M18 providing easy access to the A1(M), M1, M180, and M62 Motorways.

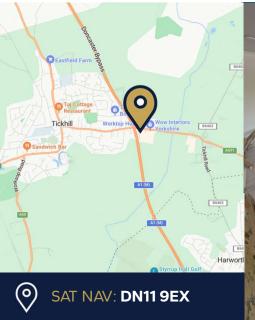
#### DESCRIPTION

A retail premises featuring an attractive glazed shop frontage and open plan, flexible retail space, and benefits from designated parking at the front. We consider the property suitable for a range of uses STPP, including retail, beauty, estate agents, and office uses.

#### ACCOMMODATION

111.7 sq m (1,169 sq ft) GIA

EPC Rating: TBC



/// BRIDGE.LESS.FLORISTS

### **RENT / TERMS**

Asking rent: £24,000 per annum exclusive on terms to be agreed.

#### **BUSINESS RATES**

Rateable Value: £3,500

This is the rateable value for the property. It is not what its payable in business rates or rent.

#### VAT

Rent is quoted exclusive but may be subject to VAT.



#### SERVICES

Mains water and electricity are connected to the property.

AML

Tenants will have to supply information to comply with AML Regulations.

## VIEWINGS

By appointment with the Sole Agents below:

#### **Ben Flint**

07494735001 • 01302 639838 ben@flintrealestate.co.uk **Alexandra De Freitas** 07538844869 • 01302 639838

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Important notice: All statements contained within this brochure have been provided in good faith and are understood to be correct. Anything contained within this brochure is not an offer of contract nor part of one. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingy: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers or tenants should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Finit Real Estate do not warrant that there are no connection charges inherent in the availability of services to the property. Prospective purchasers or tenants should obtain written confirmation prior to entering into any contract for purchase release. Brochure and photos prepared May 2025.