

PROMINENT RETAIL PREMISES

TO LET.

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



- Retail Premises
- 111.7 sq m (1,169 sq ft)
- Suit a Range of Uses STPP

- 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.



SAT NAV: DN11 9EX



BRIDGE.LESS.FLORISTS

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

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

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