

TO LET



**OLD TOWN HALL YARD, MARKET PLACE,
BAWTRY, DONCASTER, DN10 6JL**

- Prominent retail premises
- 277.22 Sq M (2,984 Sq Ft) NIA
- Suit various uses STPP
- Adjacent to a public car park
- Excellent trading position

Location

The property is situated on the Market Place in a prominent position within the affluent and vibrant town of Bawtry. Over 17,000 vehicles pass the site per day.

Bawtry is a popular retailing destination with a number of boutique retailers, bars and restaurants in the vicinity. There is a large public car park situated on the Market Place providing plenty of parking for staff and potential customers.

The property is situated on the A638 which links Doncaster City and Bawtry to the A1 (M) at the Blyth roundabout.

Description

Characterful, well presented retail premises providing open plan, flexible accommodation over ground and first floors.

The property has a modern retail fit out which could be utilised for various retail, food retail, leisure and various other uses STPP.

Accommodation

Ground Floor:	158.80 Sq M	(1,709 Sq Ft)
First Floor:	118.47 Sq M	(1,275 Sq Ft)
Total NIA:	277.22 Sq M	(2,984 Sq Ft)

Terms

The property is available to let on terms to be agreed however a minimum term of 5 years is envisaged.

Max depth: 21.62m

Max width: 7.65m

Rent

The quoting rent is available upon application. Please contact the agents.

Business Rates

The rateable value is £29,500 (please note this is not the rates payable)

EPC

Rating: C

Services

Mains services are connected.

Anti Money Laundering

Tenants will have to supply information to comply with Anti Money Laundering regulations.

VAT

Rent may be subject to VAT.

Viewings

By appointment – please get in touch.

Contact

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