

FOR SALE



**16 SWAN STREET, BAWTRY, DONCASTER,
SOUTH YORKSHIRE, DN10 6JQ**

- Hair & beauty / retail premises
- Rarely available freehold in Bawtry
- Potential to convert upper floors
- Popular location
- Suit owner occupiers & investors

Location

The property is located on the south side of Swan Street in the heart of Bawtry town centre. The affluent and vibrant market town benefits from a number of cafes, restaurants, salons and boutique retailers in close proximity.

Bawtry is a popular market town located on the South Yorkshire North Nottinghamshire border approximately 8 miles to the south of Doncaster City and approximately 9 miles to the north of Retford.

Description

Well presented, two storey retail premises which has been used as a hair salon for over 30 years.

The property is exceptionally well established for hair and beauty uses. On the ground floor it provides 3 hair wash bays, 4 chairs with mirrors and a W/C, good sized kitchen area, with patio doors opening out on to a fantastic courtyard garden area.

The first floor provides separate access from the roadside, providing a large open plan room, with a further meeting room / office and a w/c. It is well presented throughout, currently used to provide beauty treatments, but may also be suitable for a conversion to residential uses, which could provide a one bedroom apartment.

We consider the property suitable for various uses, including hair & beauty, retail, medical, as well as café, bar and night time trade, (subject to planning).

Accommodation

	Sq M	Sq Ft
Ground	46.95	505
First	44.30	479
Total NIA	91.25	984

Asking Price

Sale price on application – please contact the agent.

Business Rates

The GF rateable value is £4,650, the FF is £4,500. Qualifying occupiers will benefit from 100% Small Business Rates Relief.

EPC

Rating: TBC

Services

Mains services are connected.

Anti Money Laundering

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

VAT

VAT is not applicable to this sale.

Viewings

By appointment – please get in touch.

Contact

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