

HAIR & BEAUTY / RETAIL PREMISES

FOR SALE.

16 SWAN STREET •
BAWTRY • DONCASTER • DN10 6JQ



- Rarely available freehold in Bawtry
- Potential to convert upper floors
- Popular location

- Suit owner occupiers & investors
- Total NIA of 91.25 Sq M (984 Sq Ft)



FLINT
REAL ESTATE



DESCRIPTION

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

- Established hair uses
- Separate access from the roadside
- Large open plan room, with a further meeting room / office and a w/c.
- Well presented throughout
- Currently used to provide beauty treatments,
- May be suitable for a conversion to residential uses, which could provide a one-bedroom apartment.



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.



SAT NAV: DN10 6JD



PIGTAILS.WALTZED.PRIVATE



ACCOMMODATION

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

ASKING PRICE

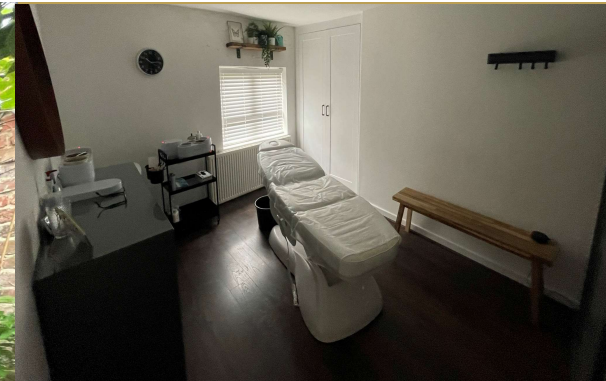
Quoting price is £325,000

TERMS

Freehold.

BUSINESS RATES

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



SERVICES

All main services are connected to the property.

VAT

VAT is not applicable to this sale.

EPC

Rating: D (85)

AML

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

VIEWINGS

By appointment with the Sole Agents below:

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