

TO LET



**THE COWSHED, BAWTRY ROAD, HATFIELD,
DONCASTER, DN7 6PH**

- Modern open plan building
- Suitable for a variety of uses
- Office / nursery / leisure / educational
- Total NIA: 374.93 Sq M (4,036 Sq Ft)
- Large car park

Location

The Cowshed is located on the A614 to the south of Hatfield Woodhouse and South East of Hatfield, which is a popular, affluent village location to the north of Doncaster city.

Doncaster city centre is just 14 minutes to the South West. The property benefits from excellent road links with J1 of the M180 and J5 of the M18 within 2 miles of the property, providing onward access to the A1 and M62 motorways.

Description

The property comprises a modern, open plan commercial premises suitable for a wide range of uses. Internally the property provides high quality space with modern décor – an ideal blank canvas. Patio style doors and full length glazing provide lots of natural light.

The premises benefit from a fitted commercial kitchen, male and female w/c facilities. There is a useful office mezzanine area on the first floor. The property is well presented throughout.

The premises benefit from E use class. We consider the premises suitable for a range of uses including nursery, dance school, veterinary, educational, retail, office and leisure stp.

Externally there is a large car park, with space for over 50 vehicles on site.

Accommodation

Ground Floor:	340.91 Sq M	(3,670 Sq Ft)
First Floor:	34.02 Sq M	(366 Sq Ft)
Total:	374.93 Sq M	(4,026 Sq Ft)

Lease Terms

Available by way of new lease on terms to be agreed.

Rent

Rent is available upon application – please contact the agent.

Business Rates

The premises is yet to be split from the rest of the site. Please contact the VOA for more information.

EPC

Rating: B (26)

Services

Mains services including 3 phase electricity & underfloor heating are connected.

Anti Money Laundering

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

VAT

VAT is payable on the rent.

Viewings

By appointment – please get in touch with the Sole Agent.

Contact

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