

# TO LET



**51 CHURCH STREET BAWTRY, DONCASTER,  
SOUTH YORKSHIRE, DN10 6HR**

- Hair & Beauty / Retail Premises
- Rare Opportunity in Popular Location
- Large Car Park to Rear – 8 Spaces
- Ground & First Floor Space
- Suit Various Uses STP

## Location

The property is located on Church 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 utilised as a hair and beauty premises and provides a range of features such as treatment rooms, booths, hair wash bays and various other salon fixtures and fittings, making it an ideal proposition for a new or an established hair and beauty business.

The accommodation is over ground and first floors.

## Accommodation

	Sq M	Sq Ft
Ground	51.00	549
First	45.60	490
<b>Total NIA</b>	<b>96.60</b>	<b>1,039</b>

## Asking Rent

Available by way of new lease on terms to be agreed however a minimum term of 3 to 5 years is envisaged.

The asking rent is £24,000 per annum exclusive (£2,000 pcm)

## Business Rates

The Rateable Value is £4,100. Qualifying occupiers will benefit from 100% Small Business Rates Relief.

## EPC

Rating: D (77)

## Services

Mains services are connected.

## Anti Money Laundering

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

## VAT

VAT is not quoted but may be applicable.

## Viewings

By appointment – please get in touch.

## Contact

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