



The Estate House, Market Place, Tickhill, Doncaster, DN11 9HT

welcome to

The Estate House, Market Place, Tickhill, Doncaster

SPACIOUS COMMERCIAL property being a GRADE II LISTED building, offering FOUR SPACIOUS RECEPTION ROOMS, a SHOWER ROOM and a UTILITY/STORAGE. ALLOCATED PARKING. Perfect position for a business within the heart of Tickhill.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Ground Floor Accommodation

Entrance Hall

Accessed via the side elevation, providing access to all ground floor rooms and housing the stairs to the first floor.

Room One

Having a main entrance door to the side elevation, coving to the ceiling, multiple power outlets and two front facing arched windows.

Room Two

Having a rear facing window, vanity basin with tiled splashbacks, air conditioning unit and an understairs cupboard offering extra storage.

Utility/Storage Room

Fitted with a corner base unit, stainless steel sink and drainer and having a rear facing window.

First Floor Accommodation

Room Three

A most spacious room with two sash front facing windows and plenty of power sockets.

Room Four

An irregular shaped room, having loft access with a pull down ladder. Benefitting from a good range of cabinetry with work top over, inset sink and tiled splashbacks. Side and rear facing sash windows.

Shower Room

Fitted with a shower cubicle, wc, wash hand basin with tiled splashbacks and a towel rail.

External

Two allocated parking spaces to the rear, gated screened area to the rear for the bins.

Agents Note

Situated within a conservation area.

No heating to the property.

This property is a commercial building, therefore the energy performance certificate reflects this.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Grade II Listed Building
- Spacious Commercial Property

Tenure: Freehold EPC Rating: B

guide price

£195,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWY108003



Property Ref:
BWY108003 - 0003

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william h brown



01302 710735



Bawtry@williamhbrown.co.uk



38 High Street, Bawtry, DONCASTER, South
Yorkshire, DN10 6JE



williamhbrown.co.uk