

**TO
LET**

dunstan
ESTATE AGENTS · VALUERS INSURANCE SERVICES



63 CHURCH STREET
CONISBROUGH
DN12 3HP

£10,000 PER ANNUM

- Detached Commercial property
- Freehold
- Security System
- EPC Rating
- Double Fronted
- Prime Location
- Shutters

GRANVILLE DUNSTAN AND PARTNERS (CONISBROUGH) LTD
32/34 CHURCH STREET, CONISBROUGH, DONCASTER DN12 3HR

Registered in England No. 01758008

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Briefly comprising:

Fronted retail area:

19'9"max x 16'2"max (6.02mmax x 4.93mmax)

Double panelled central heating radiator. One double power point.
Double fronted display windows. Security shutters.

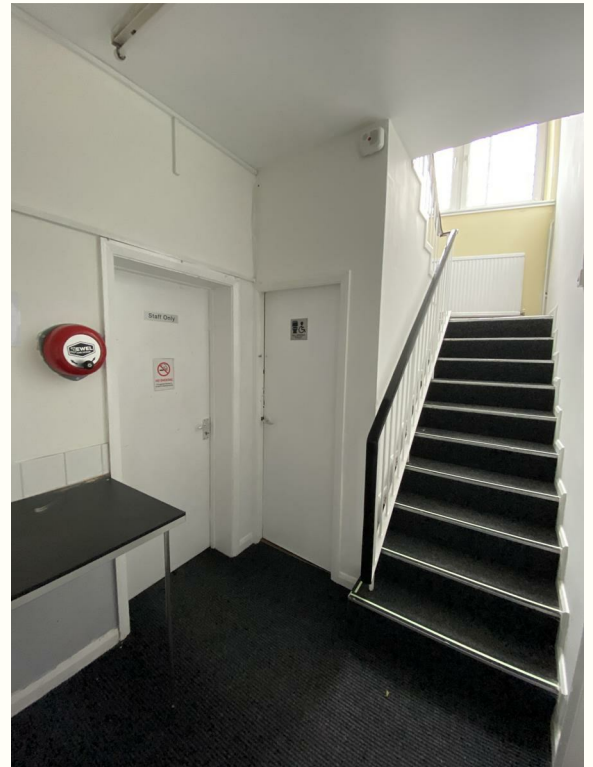


Side entrance:

Timber door. Security shutter.

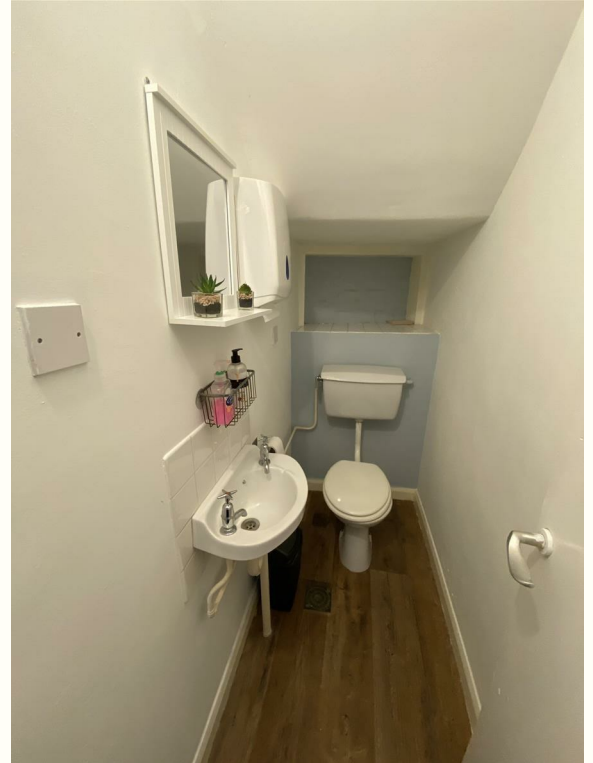
Entrance lobby:

Dog-leg staircase leading off. One double power point. Alarm panel.



Ground floor W.C:

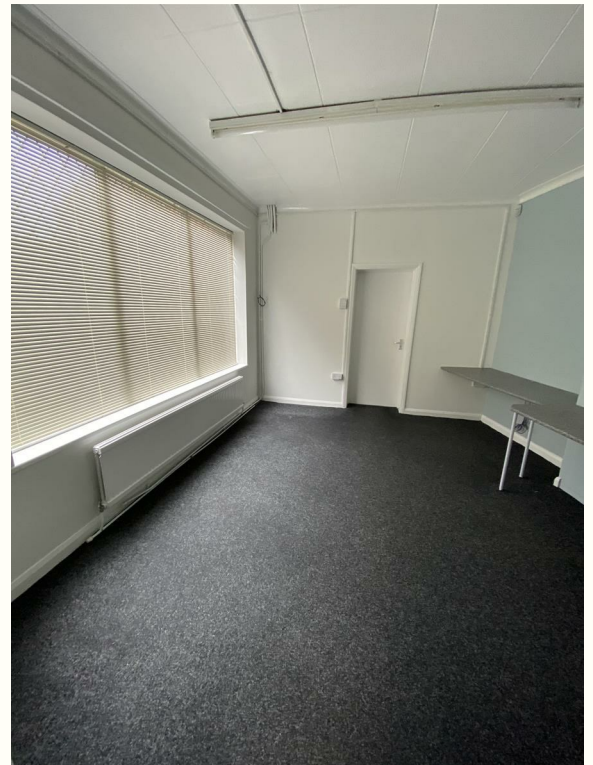
Fitted with a cloak room wash-hand basin and low flush W.C.



Store room:

14'4"max x 13'11"max (4.37mmax x 4.24mmax)

Double panelled central heating radiator. Two double power points.
Ceiling coving.



Kitchen:

10'7"max x 10'2"min (3.23mmax x 3.10mmin)

Fitted with a range of storage units. Double drainer sink unit. Three double power points. One single power point. Wall mounted boiler which serves both the central heating system and the domestic hot water supply.

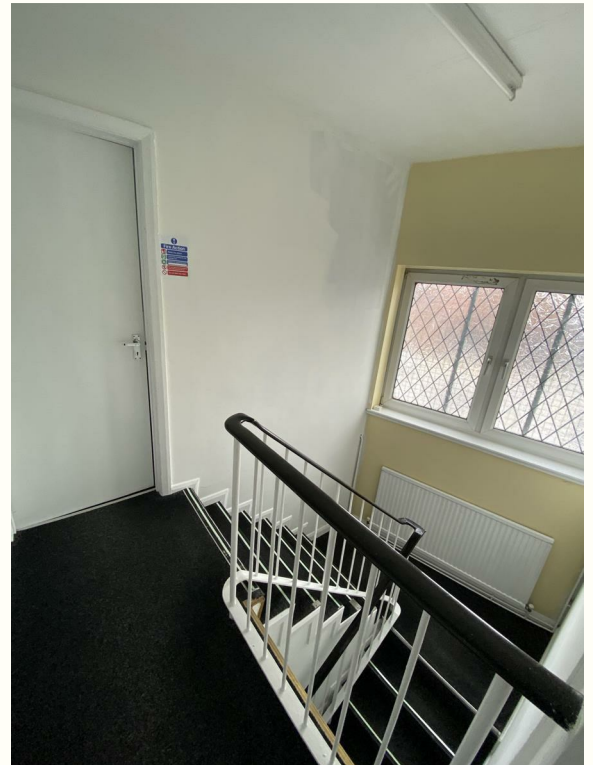


Inner hallway:

leading to further store room.

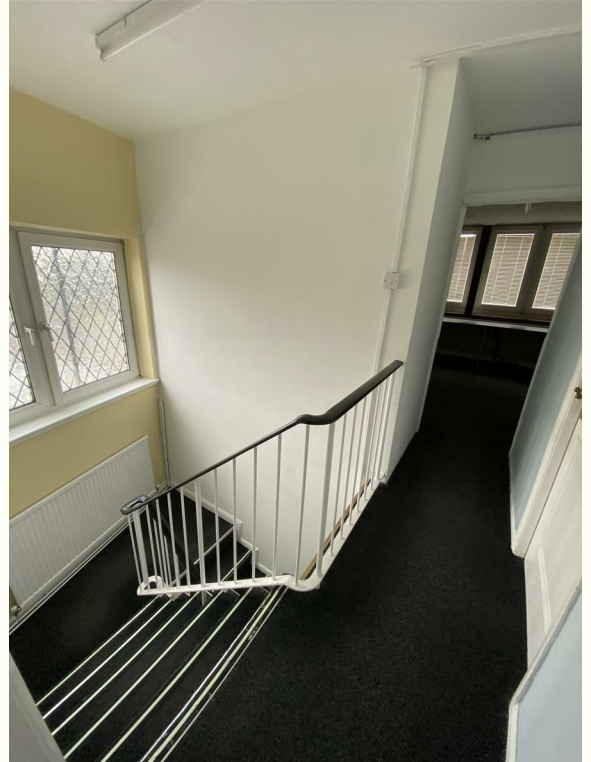
Staircase:

Dog-leg staircase. Single panelled central heating radiator. Window allowing natural light.



First floor:

Cloak room fitted with a pedestal wash-hand basin and low flush W.C.



Cloak room:



Retail area one front:

19'7"max x 15'9"max (5.97mmax x 4.80mmax)

Double panelled central heating radiator. Six double power points.



Retail area two side:

14'9"max x 14'0"max (4.50mmax x 4.27mmax)

Single panelled central heating radiator. Three double power points. Telephone point. Archway leading to:



Retail area two side:



Retail area three rear:

17'10"max x 10'3" (5.44mmax x 3.12m)

Two single panelled central heating radiators. Four double power points. One single power point.



Retail area/store room:

Shuttered door leading to attached brick-built retail/storage area.

**Tenure & possession freehold:**

The property is freehold and vacant possession will be given on completion.

Services:

Mains gas, electricity, water and drains are all connected to the property.

Measuring policy:

The measurements in this brochure have been taken with a regularly tested disto laser measure. However, accuracy to within 6ins can only be guaranteed and we would, therefore, recommend to a prospective Purchaser that these are not to be relied upon.

Viewing:

Please contact Agent.

Free valuation:

If you are thinking of selling your home, please contact us for a FREE VALUATION and MARKETING ADVICE.

Making an offer:

Before contacting a Bank, Building Society or Solicitor, you should make an offer to our office as any delay may result in the sale being agreed to another Purchaser incurring unnecessary costs. Under the Estate Agency Act 1991 you will be required to give financial information in order to verify your position before we can recommend your offer to the Vendor.

Money laundering:

Estate Agents have been expected to comply with Money Laundering Regulations imposed by the Government, to verify the identity of all clients, both buyers and sellers alike. We would, therefore, ask that you assist us in complying with the regulations by providing identification when making an offer. We are obliged to have sight of original documentation, and will make certified copies. We will inform you at the time of making an appointment which documents might be suitable.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	