



**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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## The Estate House Market Place, Tickhill Doncaster

- 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

**£150,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BWY108003 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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