



44 High Street, Epworth, DN9 1EP

- Lock-up RETAIL UNIT • About 29.62 m² (318ft²) •
- Prominent High Street location • Gas central heating •
- Designated staff car parking to rear •

TO LET £500 PCM

LOCATION

Epworth is a popular small rural town with a population of about 4,300 situated in the A161 about 3 miles south of junction 2 of the M180. The High Street is an attractive Conservation Area and the main shopping centre of Epworth including independent shops, restaurants and businesses.

ACCOMMODATION

- Well-presented decorative finish throughout
- Security shutter to display window
- Modern Kitchen units and Accessible Toilet.
- Total shop depth about 6.9m (22'6")

Room sizes approx. only.

Sales Shop (24.63m²)

With 2 radiators.

Kitchen/Store with sink unit, base and wall storage cabinets, central heating boiler. Storage shelving and PVCu exterior door (4.99m²)

Lobby with radiator.

Assessible **toilet** including wash basin.

EXTERIOR The external door from the Kitchen leads to a shared courtyard having pedestrian access to 2 car parking spaces accessed from a private driveway next to 42 High Street.

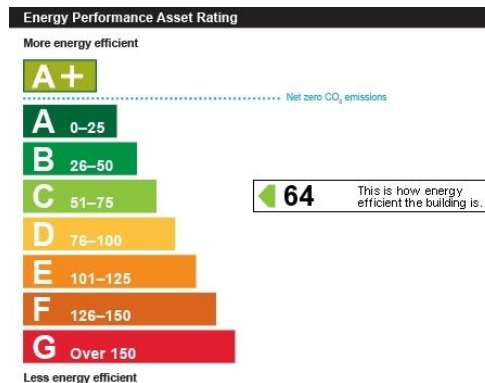
23 High Street, Epworth,
Near Doncaster DN9 1EP
Tel: (01427) 873684
epworth@gricehunter.co.uk

SERVICES Mains water, electricity, drainage and gas. Gas central heating to radiators.

RATABLE VALUE £8,800 shop and premises.

TERMS

The premises are available to let £500 PCM (£6000 per annum) outside the Landlord and Tenant Act 1954 and under the Code for leasing business premises.



7 Priory Place,
Doncaster DN1 1BL
Tel: (01302) 360141
doncaster@gricehunter.co.uk

Consumer Protection Regulations

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order
2. All measurements, areas and distances are approximate only. Plans are for illustration purposes only and not to be used for Land Registry purposes.
3. Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflection of the actual boundaries and must not be used to depict legal boundaries.
4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

Misrepresentation

Grice & Hunter give notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in employment of Grice & Hunter has authority to make or give any representation or warranty in relation to the property.