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Unit 17 The Courtyard, Bawtry

TO LET £9,000 pa

Fully fitted hairdressers/retail unit approx. 38.99 sq m (420 sq ft)

- Attractive brick built ground floor unit
- Located in The Courtyard Shopping Centre just off the High Street
- WC and small kitchenette
- Security grills to windows
- To be let fully fitted as a ladies hairdressers
- EPC band TBC

LOCATION

Bawtry is a busy, thriving and popular market town in the metropolitan borough of Doncaster and close to the border with Nottinghamshire. Bawtry is at the intersection of the A614, A631 and A638 as well as being on the river Idle. The town is located just south of Robin Hood Airport. Doncaster centre is approx. 9 miles to the north. Retford is approx. 9 miles to the south.

The property is in The Courtyard Shopping Centre being just off the market square/High Street in the town centre. The centre has a variety of retail outlets and places to eat centred onto a vibrant pedestrian courtyard.

Postcode DN10 6JG.

DESCRIPTION

The property provides ground floor space currently fully fitted as a ladies hairdressers.

The unit benefits from, power, lighting, wood laminate flooring, WC and a small kitchenette. The unit is currently fully fitted as a ladies hairdressers.

The building is within the conservation area.

ACCOMMODATION

The following are approximate gross internal areas:

38.99 sq m (420 sq ft)

PLANNING

The property was previously used as a ladies hairdressers falling under class A1 retail.

TENURE/TERMS

To let on a new lease further terms upon application.

LEASE TERMS

Rent £9,000 per annum.

BUSINESS RATES

The property is currently assessed to rateable value £10,000 giving a rates payable of £4,840 for 2016/17. Qualifying small businesses will obtain a percentage of small business rates relief for the current year with this becoming 100% relief for the year commencing 1st April 2017 following the increase in the threshold announced in the 2016 budget. Interested parties should check this information with Doncaster Council.

VAT

VAT is charged on the rent.

LEGAL COSTS

Each party to pay their own as appropriate.

IMPORTANT NOTICES

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VIEWING

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EPC

The unit has an Energy Performance Certificate band tbc.



Details prepared March 2016