

The Town House, 9-13 Market Place  
Bawtry, Doncaster DN10 6JL

**TO LET - Leisure Opportunity**

**314.6 SqM (3386 SqFt)**

- Sought after location
- Centrally located
- Car parking
- Popular village location

**TO LET**

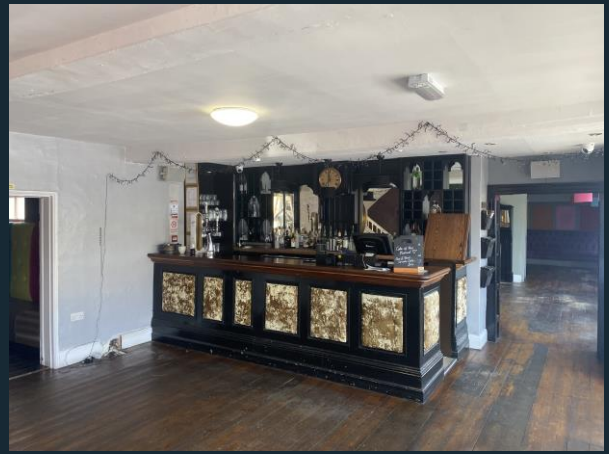
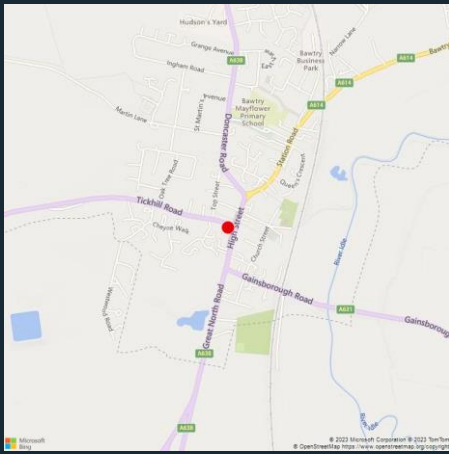


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## LOCATION

Located in Market Place, Bawtry on the A638 linking directly to the A1(M) and Bawtry Road connecting the surrounding towns and villages.

## DESCRIPTION

Commercial leisure opportunity available in the popular area of Bawtry located centrally in the main market place area. This opportunity is suitable for a variety of uses within the leisure trade. The property comprises predominantly bar and seating area to the main frontage leading on to a large commercial kitchen with a further smaller kitchen/ preparation area. Beyond this the property provides a shared car park to the rear. The upper parts are formed of mainly office space, storage and a W/C area.

Viewing is highly recommended and all new lease terms negotiable.

## RENT

On Application

## SERVICES

None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Tbc

## RATING

The adopted rateable value is not known not available or not applicable unless specified.

## VALUE ADDED TAX

Unless otherwise stated, all rents and sale prices are quoted exclusive of VAT. Any prospective lessee or purchaser must independently satisfy himself or herself as to the incidence of VAT in respect of any transaction.

## INSPECTIONS & FURTHER INFORMATION

Viewings strictly by prior appointment with the agents:

James Humphreys BSc (Hons)  
Surveyor

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M: 07944 938 254

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