

# 14 Swan Street

## Bawtry, Doncaster DN10 6JQ

**2,276 SqFt** (211.44 SqM)

- Former Nursery
- Outside space, outbuilding + parking
- Residential accommodation to upper floors
- Suitable for redevelopment (stp)

# TO LET / MAY SELL

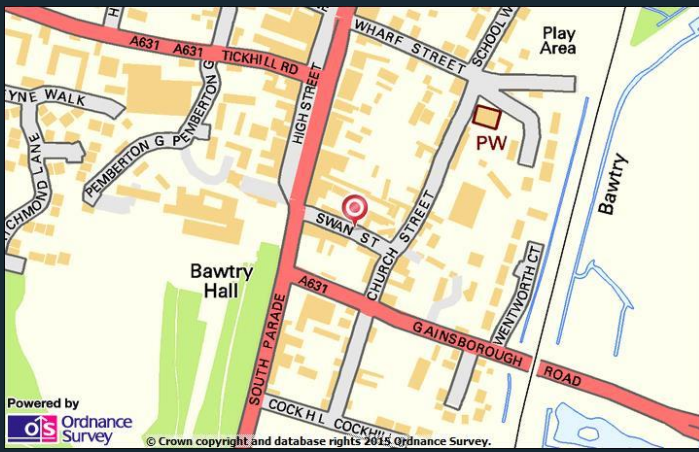


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## LOCATION

The property is located on the south side of Swan Street in the heart of Bawtry town centre. The vibrant market town has a great history and the property's prime location offers easy access to all the amenities of Bawtry town centre including a variety of shops, bars, and restaurants.

Bawtry is located on the South Yorkshire North Nottinghamshire border approximately 8 miles to the south of Doncaster and approximately 9 miles to the north of Retford.

## DESCRIPTION

The property comprises ground floor former nursery space which could also provide office/retail space with a kitchen area and WC facilities to the rear. There is a main entrance to the front from Swan Street and two other separate accesses at the side from the driveway and towards the rear.

The first floor has been living accommodation and is of very similar layout to the ground floor with two large rooms to the front, landing area, good sized middle room which could form a dining room, and kitchen and bathroom to the rear. To the second floor are a further two large rooms, probably formerly bedrooms.

Externally to the side of the property is a gated driveway/parking area with enough space to park 2 vehicles. To the rear is an outbuilding and garden area.

The property is grade II listed and presents a rarely available occupational opportunity in Bawtry.

## RENT

£35,000 per annum  
Freehold 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)

The property is Grade II Listed and therefore does not require an EPC.

## RATING

The adopted rateable value for the ground floor is £7,100.

## 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.

## ACCOMMODATION

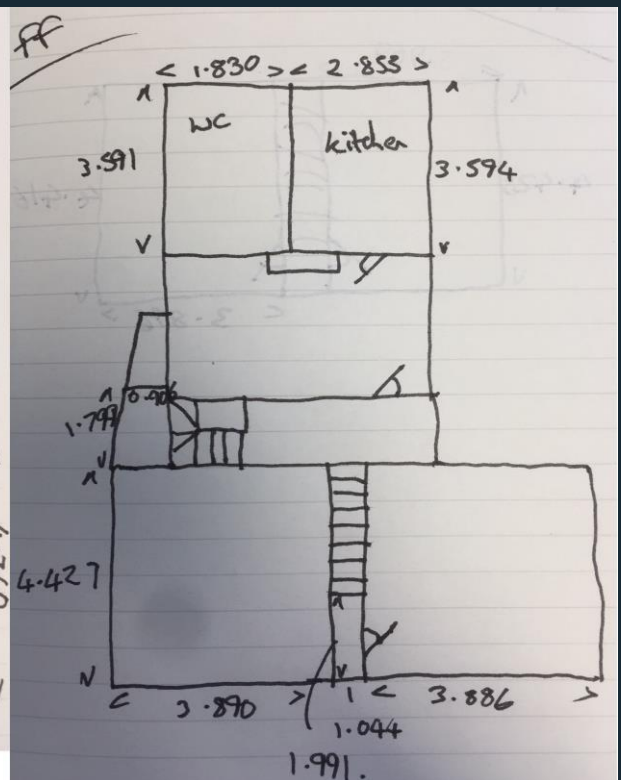
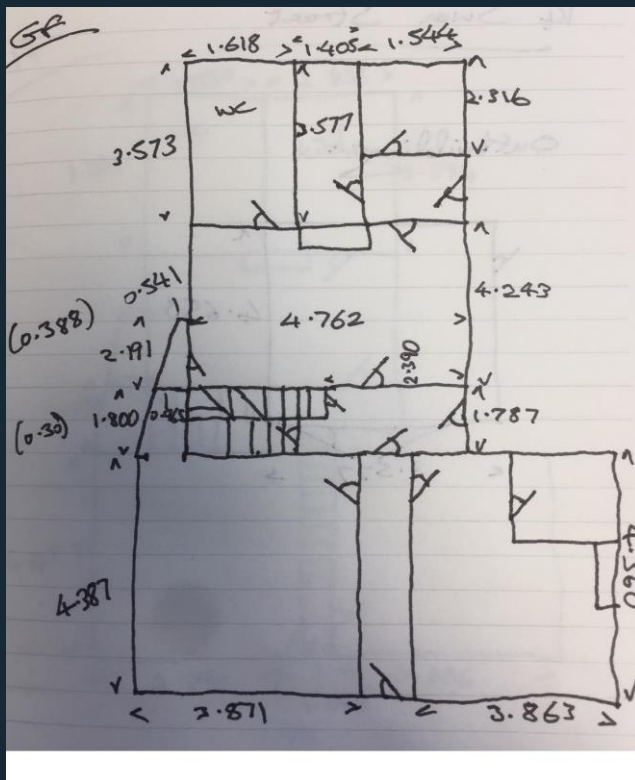
<b>Ground</b>	842 SqFt (78.21 SqM)
<b>First</b>	884 SqFt (82.14 SqM)
<b>Second</b>	371 SqFt (34.51 SqM)
<b>Outbuilding</b>	179 SqFt (16.64 SqM)
<b>Total</b>	<b>2,276 SqFt (211.44 SqM)</b>



## INSPECTIONS & FURTHER INFORMATION

Viewings strictly by prior appointment with the agents:

Craig Goody MRICS  
Barnsdales - Chartered Surveyors  
Tel: 01302 308 182  
craig@barnsdales.co.uk



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