



cravenwildsmith
Residential & Commercial Property Professionals



Regulated by RICS
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Upper Floors , 15 Market Place, Tickhill, Doncaster, DN11 9LX

Office TO LET



- Attractive 1st & 2nd floor space
- Fantastic central location
- Total 62.8 m2 (676 ft2)
- 1st floor mainly open plan 32.6 m2 (350 ft2)
- 2nd floor 2 rooms and shower room
- Refurbished and redecorated
- FREE Public car park to the rear

To Let £800.00 Per Month
laura.h@cravenwildsmith.co.uk

Liley House | 33 Northgate | Tickhill | DN11 9HZ

Registered in England No. 07062547

01302 36 86 86

www.cravenwildsmith.co.uk



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Location

The property is located in the centre of this attractive and historic market town in located approximately 3 miles south of Doncaster. It is widely regarded as one of the most desirable small towns in the borough, combining strong local character with excellent connectivity.

Business Rates

The current assessment includes the ground floor and is due to be re-assessed

Viewing

For viewings & further information contact: Craven

Wildsmith on: **01302 36 86 86**

Email: laura.h@cravenwildsmith.co.uk

Search online www.cravenwildsmith.co.uk

Description & Accommodation

A great opportunity to create a statement office in a great location.

The unit is currently undergoing refurbishment and is due to be freshly decorated and ready for occupation around mid June 2026. It is located on the first and second floors above The Nail Gallery and is accessed from the rear.

The first floor comprises a hall and landing opening into the main open plan space which extends to approximately 32.6 m² (350 ft²) and has a feature wall and tea point.

The second floor comprises a hall with shower room off. The main space is approximately 17.0 m² (183 ft²) and a second area of approximately 13.2 m² (142 ft²) is due to be partitioned to house the toilet.

Terms

The property is available by way of a new 3-year lease or longer. The rent will include the cost of insurance and maintenance of the common parts, but the Tenant will be responsible for repairs to the Property.

Rental Deposit

A rental deposit and / or additional security such as a guarantor may be required.

Set up fees

The incoming tenant to be responsible for all setting up fees incurred within this transaction.

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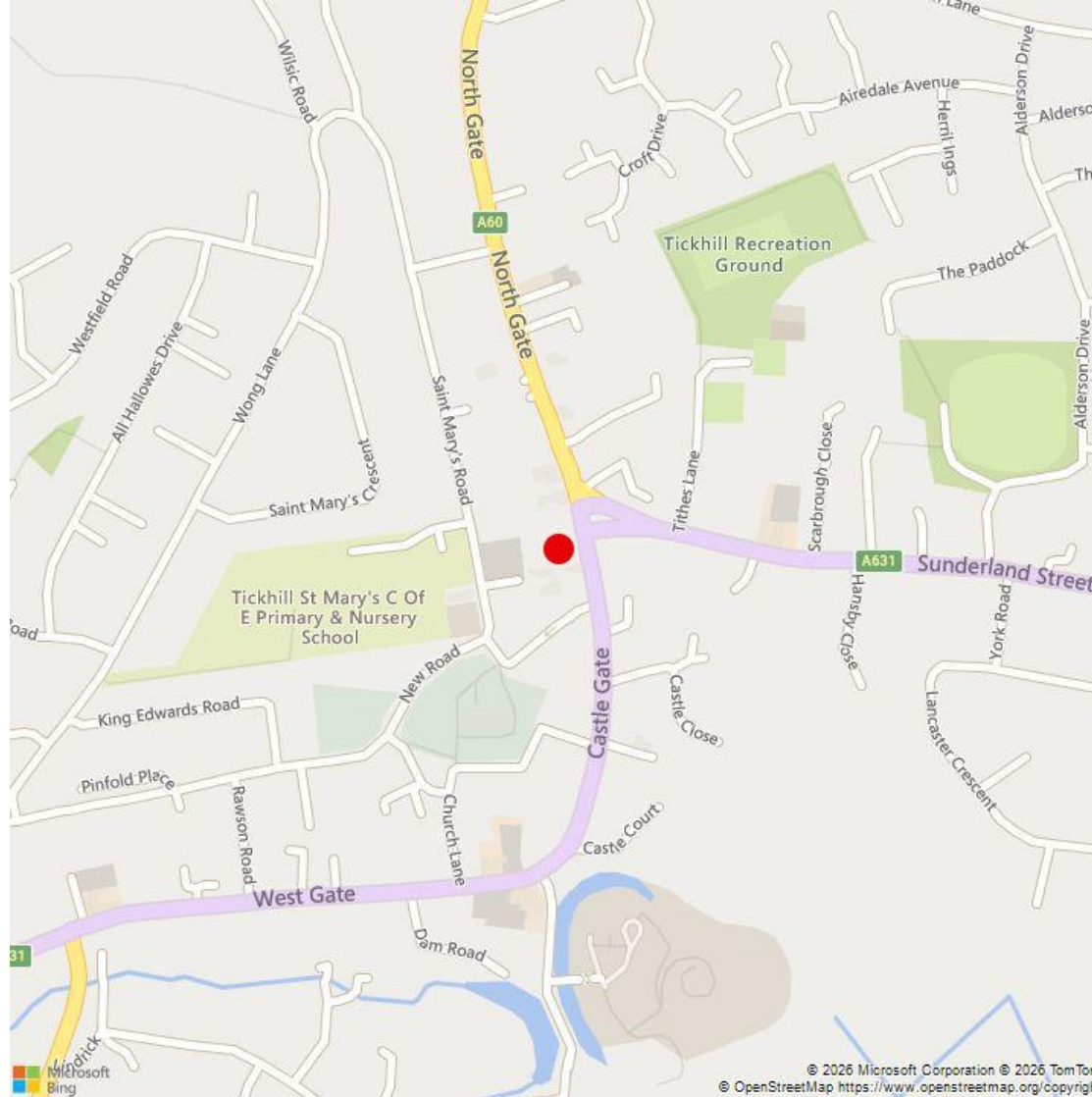
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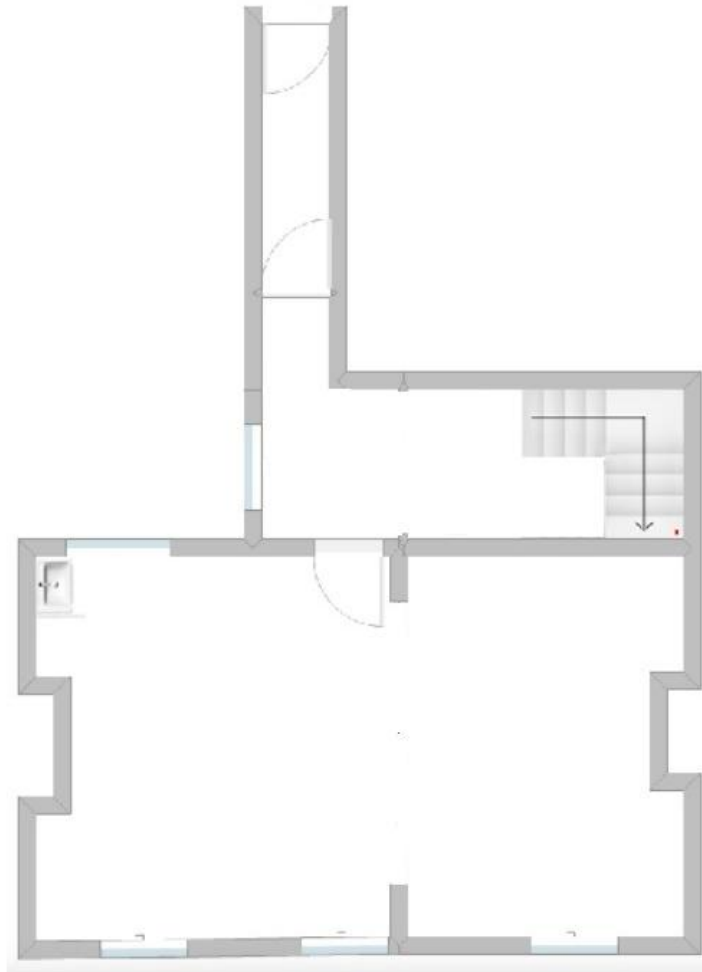
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Entrance



First Floor



Second Floor

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Energy Performance Certificate (EPC)

An assessor has been instructed to carry out an EPC. **An EPC is required for virtually all properties that are to be let or sold, if you require an EPC please ask us for more information.**

Anti-Money Laundering (AML):

To comply with AML Regulations, identity checks and confirmation of the source of funding is required from any purchaser or lessee.

To let a property from Craven Wildsmith, you must be able to provide:

- Email address and contact number
- National Insurance Number
- 3 months Full Bank Statements
- 3 Months Payslips
- Proof of Current Address
- Proof of Income
- Previous AST / Mortgage Statement

Code of leasing practice:

Prospective tenants should be aware of The Code for Leasing Business Premises in England and Wales 2007. The code recommends you seek professional advice prior to committing to take a commercial property. The code can be obtained from the agent or downloaded from

www.leasingbusinesspremises.co.uk

Privacy Policy

See <http://craven-wildsmith.co.uk/about/privacy-policy/>



HOW WE CAN HELP YOU.

Craven Wildsmith advise both Landlords and tenants. We can do everything from finding a property to selling it and everything between. Are you **looking for a property** to occupy or as an investment, we have a **property finding service** for residential and commercial properties for both occupation and investment.

Once you have found the property you need to determine if it is the right one. We offer pre purchase or pre tenancy advice including **surveys, valuations and reports on condition**. **Tenants need to take advice before signing a lease; it can save £100,000s at the end of the lease.**

Do you have a property or portfolio to MANAGE? Craven Wildsmith specialise in the letting and management of all types of RESIDENTIAL & COMMERCIAL property. During the term of the lease many types of issues arise including rent reviews, landlord and tenant disputes, dis-repair, rent payment difficulties etc. At the end of a lease we can help with renewal of the lease to the existing tenant or vacation of the property including dealing with any dilapidation (disrepair) or other outstanding issues. We can then **SELL OR LET the property as Craven Wildsmith** – we specialise in the sale and letting of most types of commercial property.

Even if you are not buying or renting from Craven Wildsmith call us on 01302 36 86 86 to discuss how we can help you.

Disclaimer –Craven Wildsmith, any joint agents and their clients give notice that:

1. The information contained in these particulars is made without the responsibility and do not constitute the whole or any part of an offer or contract.
2. Any description, image, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission or approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title deeds or any other information set out in these particulars or otherwise provided shall not be relied on as statement or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.
3. No employee of Craven Wildsmith has any authority to make or give any representation or warranty rising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospect purchase or letting including in respect of any resale potential or value at all.
4. Price or rent maybe subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.
5. Except in respect of death or personal injury caused by the negligence of Craven Wildsmith or its employees or agents, Craven Wildsmith will not be liability, whether in negligence or otherwise howsoever for any loss from the use of these particulars or any information provided in respect of the property safe to the extent that any statement or information has been made or given fraudulently by Craven Wildsmith.
6. In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists impression or architects drawings or specification or scope of works or amenities, infrastructure or services, or information concerning views, character or appearance and timing concerning availability or occupation and the prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Craven Wildsmith shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.