



**110 Sunderland Street And Land To The Rear, Tickhill,
Doncaster, DN11 9ER**

**Land and building
FOR SALE**



- Former cottage
- Potential for a variety of uses
- Highly visible location
- Building floor area 23 m² (248 ft²)
- Large yard for parking or display
- Land to the rear 0.16 ha (0.4 acres)
- Good transport links

FOR SALE £140,000

jemma@cravenwildsmith.co.uk



cravenwildsmith
Residential & Commercial Property Professionals



Regulated by RICS
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Location

The property is well located, fronting onto Sunderland Street, the main road through Tickhill which links to Bawtry, Rossington, and Harworth.

Business Rates

The Rateable Value (RV) in the 2023 list is £4,000. This information was obtained from an inspection of the VOA website in December 2024. **The RV is NOT the rates you pay for further information see <https://www.gov.uk/calculate-your-business-rates>**

100% small business rates relief may be available on this property, for further details see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

Description & Accommodation

The property comprises an open plan ground floor building, with toilet and kitchen, and benefits from a surfaced yard for parking.

The area of the building and parking are outlined blue on the plan below.

To the rear is a field 0.162 ha (0.4 acres) which may be suitable for a variety of uses subject to consent, see the plan outlined in red below.

Note: a right of way is reserved across the car park to access the adjacent mast site. The mast does not form part of the sale.

Viewing

For viewings & further information contact: Craven Wildsmith on: **01302 36 86 86**

Email: jemma@cravenwildsmith.co.uk

Search online www.cravenwildsmith.co.uk

Energy Performance Certificate (EPC)

We have been advised the property is exempt from having an EPC.

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.

Liley House | 33 Northgate | Tickhill | DN11 9HZ

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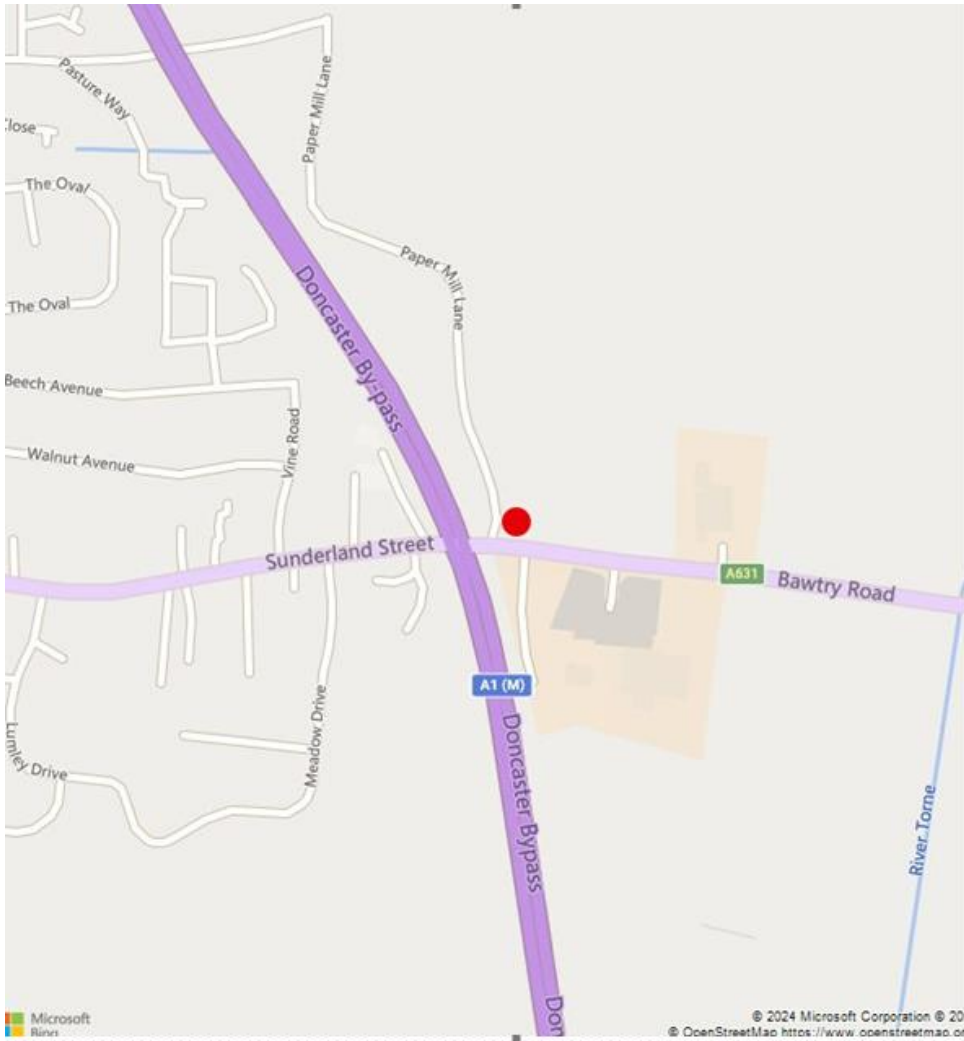
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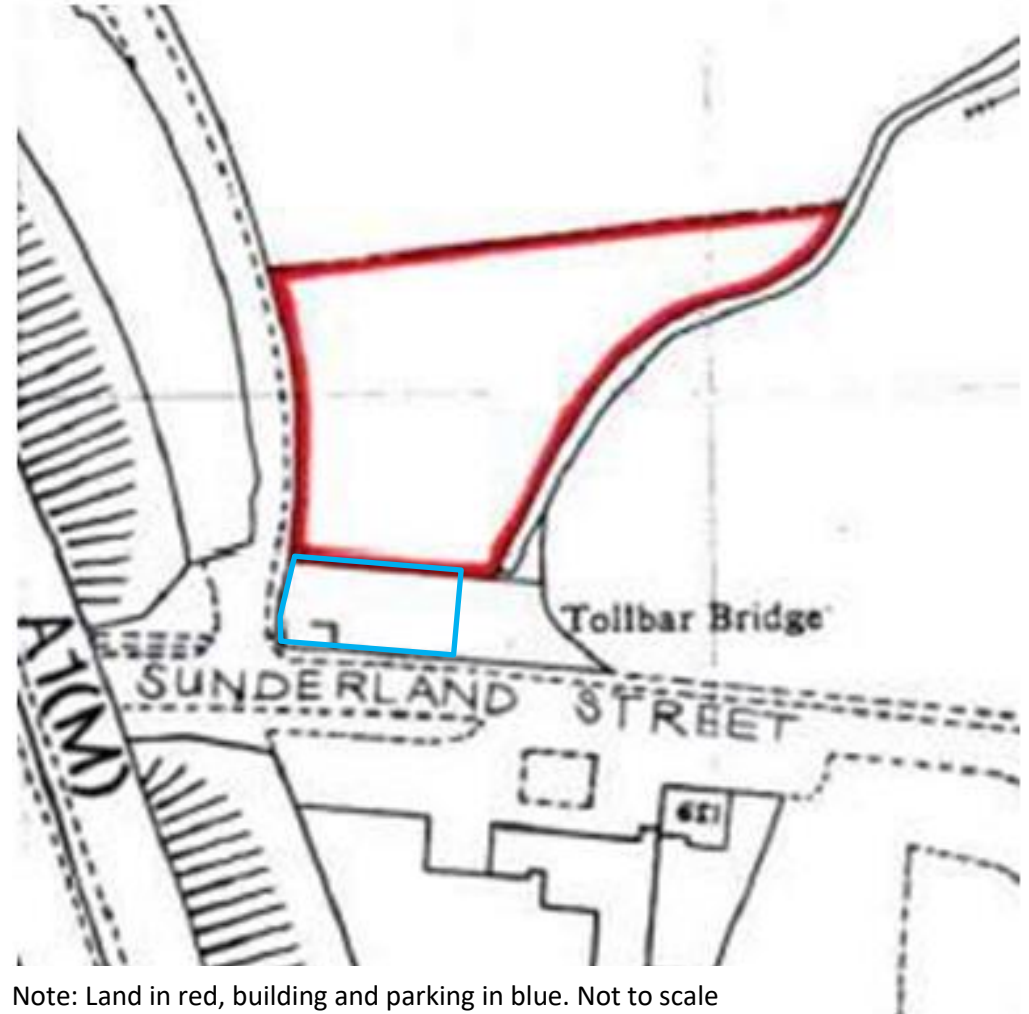
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Note: Land in red, building and parking in blue. Not to scale

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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.
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4. Price or rent maybe subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.
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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.