

Unit 3 Buttercross Court, Tickhill, Doncaster, DN11 9JX

First Floor TO LET



- First floor room 30 m2 (322 ft2)
- Suitable for a wide variety of uses
- Characterful and open plan
- Previously used as an office
- Popular and well regarded village
- Convenient access to all features of this beautiful village
- Short walk from Tickhill Castle and Mill Dam

To Let £525 pcm
laura.h@cravenwildsmith.co.uk



Location

The property is well located close to the centre of the popular village of Tickhill, located 7 miles south of Doncaster City Centre. A short walk away is the historic Tickhill Castle, an 11th century castle and the Mill Dam. Tickhill is widely regarded as one of the most desirable small towns in the borough, combining strong local character with excellent connectivity.

Business Rates

The Rateable Value (RV) in the 2026 list is £4,400. This information was obtained from an inspection of the VOA website in August 2026. **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 is accessed upstairs through a shared entrance. The Property comprises an open plan room m2 (ft2) with a kitchenette and wc.

The Property is very well presented, has electric wall mounted radiators, wood effect flooring, an exposed stone wall and timber beams.

The unit is well positioned at the front of the estate, set back and overlooking the busy main road through Tickhill.

Tenure Comments

The property is available by way of a new 3-year lease or longer. The tenant shall be responsible for the cost of insurance, all repairs, decorations and a proportion of the cost of maintaining any common parts. **Please note any proposed business must not conflict with any business already on site.**

Rental Deposit

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

Set up fees

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

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

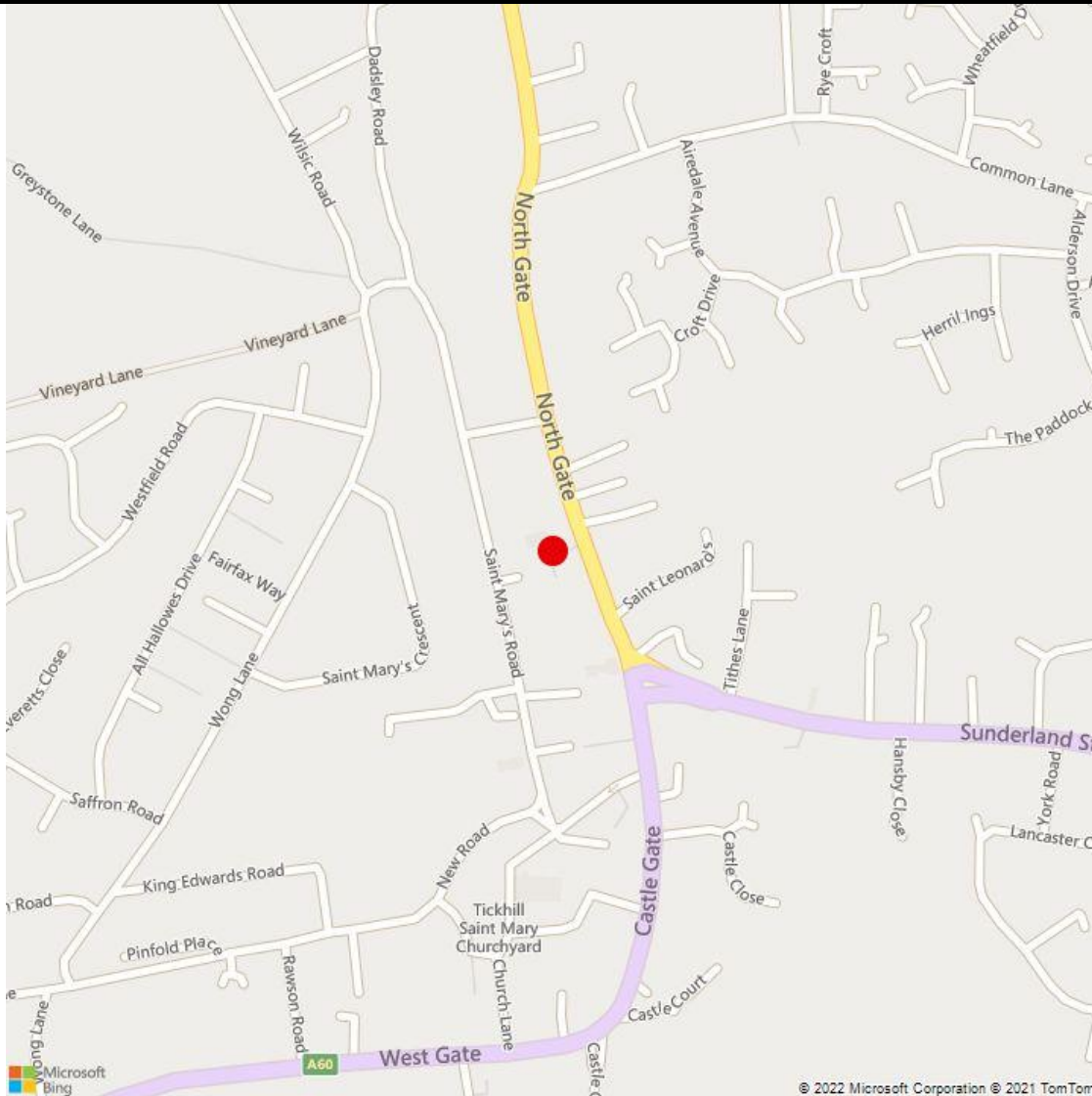


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Residential & Commercial Property Professionals



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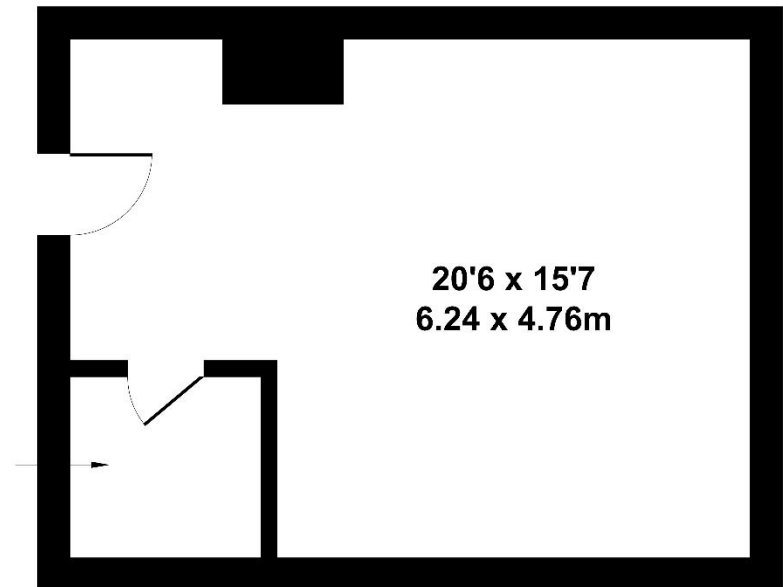


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3 Buttercross Court

WC
5'11 x 5'10
1.81 x 1.78m

Approximate Gross Internal Area
323 sq ft - 30 sq m



20'6 x 15'7
6.24 x 4.76m

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Liley House | 33 Northgate | Tickhill | DN11 9HZ

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Energy Performance Certificate (EPC)

The property has an energy performance asset rating of 87 putting it in band D. A copy of the certificate and recommendations report is available on request.

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.lettingbusinesspremises.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:

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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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