



## 3 Sunderland Street

Tickhill, Doncaster, DN11 9PT

**Well presented Grade II listed property in the heart of Tickhill, suitable for a variety of uses available to let**

**1,069 sq ft**  
(99.31 sq m)

- 1,069 Sq. Ft accommodation over three floors
- Located within a prime position in Tickhill
- Suitable for a variety of occupiers
- Grade II listed property with character features
- Rear yard and side access for convenience

# 3 Sunderland Street, Tickhill, Doncaster, DN11 9PT

## Summary

<b>Available Size</b>	1,069 sq ft
<b>Rent</b>	£17,500 per annum
<b>Business Rates</b>	Upon Enquiry
<b>Service Charge</b>	N/A
<b>Car Parking</b>	N/A
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	Upon enquiry

## Description

3 Sunderland Street is arranged over three storeys, offering a unique opportunity in the heart of Tickhill. Formerly a beauty salon, the building provides versatile, ready to use accommodation ideal for a range of boutique or professional uses.

The accommodation is arranged over three floors and comprises of:

- Ground Floor: Welcoming reception area, treatment room and kitchen
- First Floor: Two well proportioned treatment rooms and a bathroom
- Second Floor: Two additional treatment or storage rooms

The property also benefits from a small rear yard, a convenient side alley for access, and a cellar offering valuable storage space.

Well-presented throughout, the building showcases a wealth of character features, including exposed beams and decorative fireplaces.

While the property does not include dedicated parking, Tickhill offers ample free parking options within easy walking distance, ensuring accessibility for staff and visitors alike.

## Location

3 Sunderland Street enjoys a prime position in the heart of Tickhill town centre, just off the junction with Market Place and benefiting from strong roadside visibility.

Tickhill is an attractive and affluent South Yorkshire town, close to the Nottinghamshire border and only 8 miles south of Doncaster city centre. The area is well known for its independent retail scene and the convenience of plentiful free parking nearby, making it an appealing destination for both locals and visitors.

Excellent transport links further enhance the location, with the A1 situated approximately 4 miles to the south, providing easy access across the region.



## Viewing & Further Information



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