

Café/Pub/Restaurant To Let

The Town House, 9-13 Market Place, Bawtry

Ground floor: 2,180ft² (202.51m²)

First floor: 1,475ft² (137.07m²)

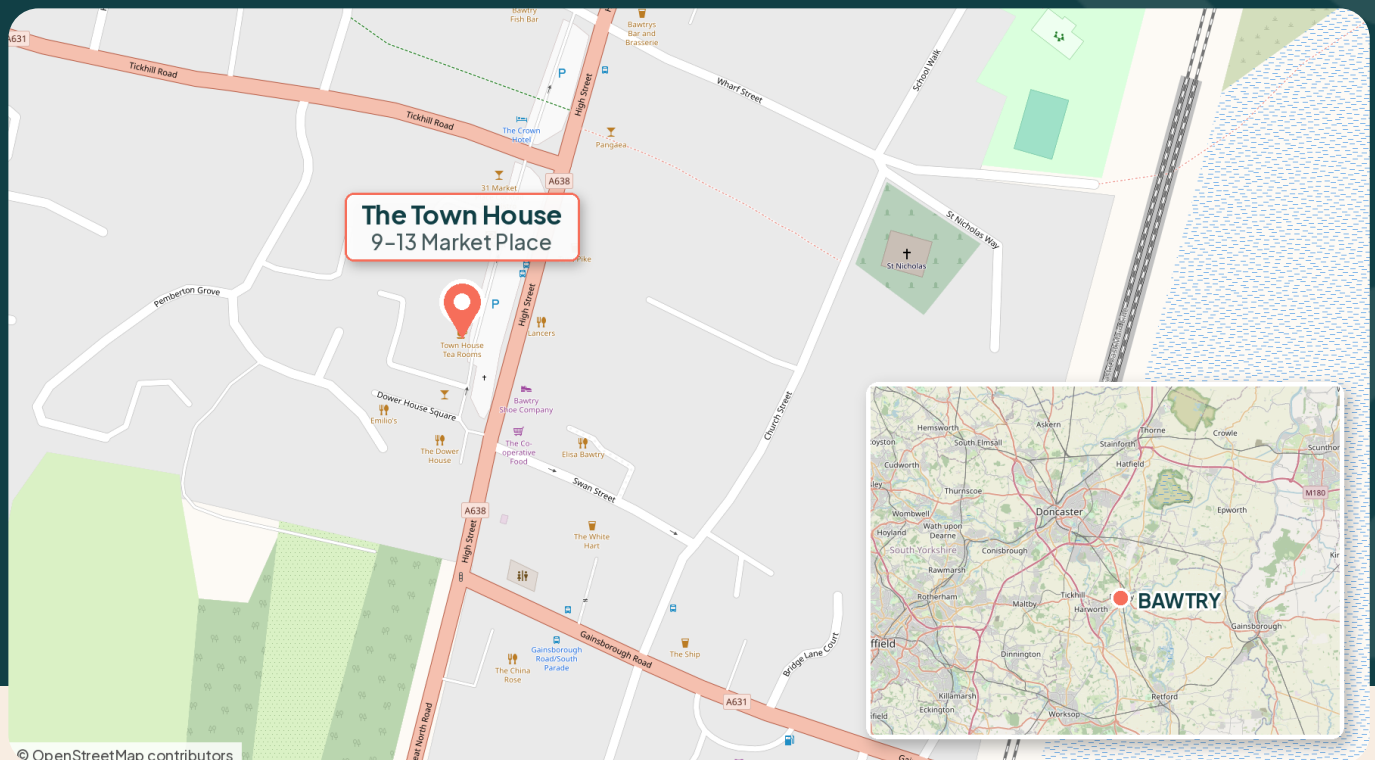


To Let



cited.co.uk
0208 076 6666

Location



The Town House occupies a prominent position on **Market Place**, at the centre of Bawtry's affluent town centre, with pay-and-display parking to the front and shared parking to the rear.

Bawtry has a strong independent food, beverage and retail offer for a town of its size. Nearby operators include **The Crown Hotel**, **Bawtry Bar & Brasserie**, **The Dower House**, **Sainsbury's Local** and **Co-operative Food**.

The town is well connected via the **A638**, **A631** and **A614**, with quick access to the **A1(M)** and direct routes to Doncaster, Retford and Lincoln.



[Click here](#) for
Google map link



0208 076 6666

cited.co.uk

Accommodation

A prominent double-fronted building arranged over ground and first floors, with an open-plan bar and trading area at ground floor, a fully fitted commercial kitchen behind and ancillary office, staff and storage accommodation above. There is shared off-street parking to the rear.

Approximate Areas	SQ FT	SQ M
Ground Floor	2,180	202.51
First Floor	1,475	137.07
Total	3,655	339.58

The building is a period property and the above sizes are the total across each floor, both ground and first floor accommodation is spread across multiple rooms/kitchens/etc.

Rent

£37,500 per annum exclusive.

VAT

VAT is applicable at the prevailing rate.

Terms

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

Business Rates

The premises are assessed as follows:

Rateable Value: £19,500

UBR (2026/2027): 0.382

Rates Payable: £7,449

This information is for guidance only and all parties are advised to verify the assessment with the local billing authority.

Planning

The property is understood to have planning for Use Class E, allowing for retail, restaurant, café or office uses.

EPC Rating

An EPC has been commissioned and can be provided upon request.

Viewing

All viewings are strictly by prior appointment. For further information or to arrange an inspection please contact:



Oliver Marshall

oliver@cited.co.uk

07386 200076

Rosie Civil

rosie@cited.co.uk

07539 257338

Joint agent – Barnsdales

James Humphreys · 07944 938 254

james.humphreys@barnsdales.co.uk



Cited
PROPERTY

cited.co.uk
0208 076 6666