

# OFFICES TO LET



41 Netherhall Road, Doncaster, South Yorkshire, DN1 2PG

**01302 36 86 86**

[www.craven-wildsmith.co.uk](http://www.craven-wildsmith.co.uk)



## Address

**1b & 1c Kings Mews**

Frances Street Doncaster DN1 1JD

## Specification

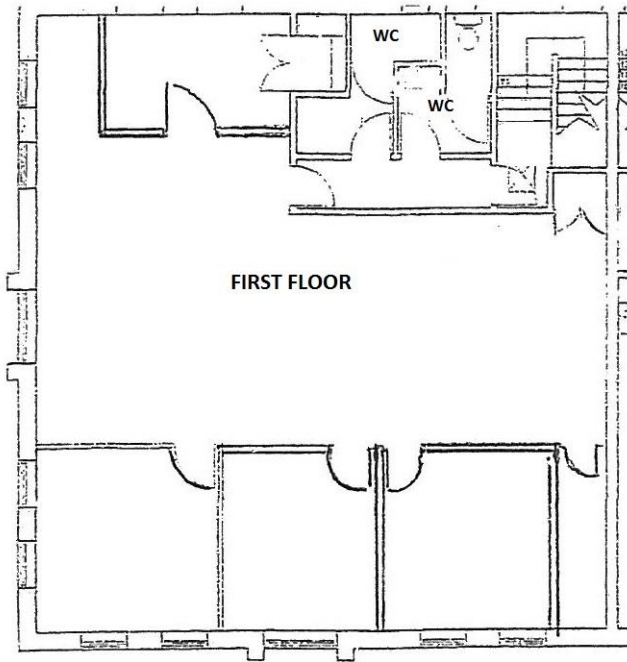
- Excellent Town Centre Offices
- Ground & First Floor
- 207m<sup>2</sup> (2,250ft<sup>2</sup>)<sup>1</sup>
- Parking Available
- Very Well Presented
- Air Conditioning

## Asking Rent

£22,250 per annum plus VAT

<sup>1</sup> Areas to be confirmed

Call Neal Craven on **07702 040660** or email [\*\*neal@cravenwildsmith.co.uk\*\*](mailto:neal@cravenwildsmith.co.uk)



## Description & Accommodation

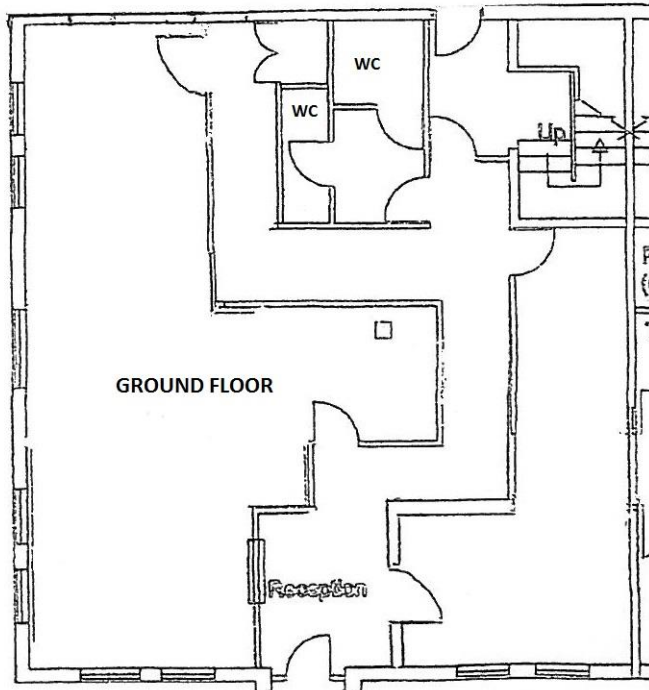
A modern open plan suite of offices on the ground and first floors.

The ground floor has its main entrance on to Francis Street and a rear lobby has stairs to the first floor. The layout of the office space is flexible, it was originally open plan with built in kitchenettes and lobbies giving access to separate male and female/accessible toilets on each floor.

The offices are currently divided to form individual rooms however the layout can be amended.

Parking is available in secure car parks either to the side or opposite the office.

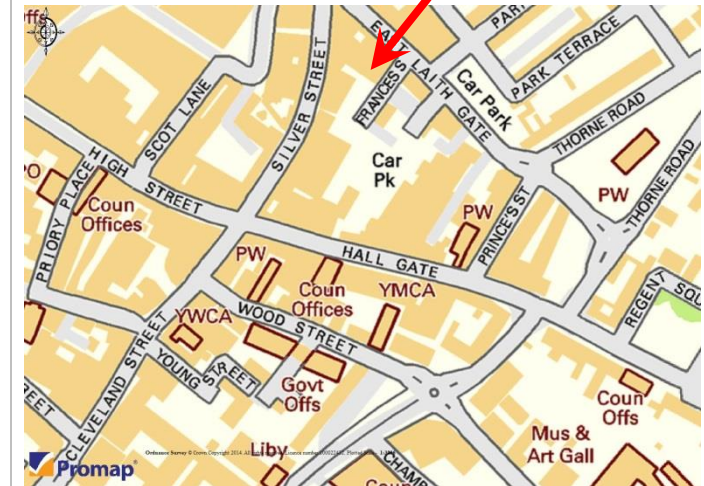
**NOTE: No services or equipment have been tested.**



## Location

The offices are located in a popular area on the fringe of the town centre.

The property forms part of an established development of similar units.



## Viewing

For viewings & further information contact: **Neal Craven**

Office: 01302 36 86 86

Mobile: 07702 040 660

E-mail: [neal@cravenwildsmith.co.uk](mailto:neal@cravenwildsmith.co.uk)

Text: 07702 040 660

Search on line: [www.craven-wildsmith.co.uk](http://www.craven-wildsmith.co.uk)

## Lease Terms

**Terms:** The property is available by way of a **new 5-year lease** or multiples thereof. In the cases of leases more than 5 years the rent will be reviewed every 5 years to the higher of the initial rent or the market rent.

The lease will include an insurance charge and maintenance charge. The cost of maintenance is estimated to be £1,446 per annum. The cost of buildings insurance is estimated to be £1,224.00 per annum,

The tenant shall be responsible for, all internal repairs and decorations.

**Rental Deposit:** 3 months rent will be required.

**Legal Costs:** The ingoing tenant to be responsible for all legal costs incurred within this transaction.

## Business Rates

The adopted rateable value in the 2010 list for 1c is £14,250; 1b is currently assessed with the neighbouring property and will be split and added to this assessment. This information was obtained from an inspection of the VOA website in October 2014.

## Offer Procedure:

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details, which will be passed on to our client. Please note in order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Referencing Company, in confidence, in order that we may discharge our responsibility.

## Energy Performance Certificate (EPC):

We have instructed our supplier to produce an EPC for this property, a copy of the report and a copy of the certificate and recommendations report will be available on request.

## Money Laundering:

The Money Laundering Regulations 2007 came into force in December 2007, under these regulations **Craven Wildsmith** are required to formally identify parties to a transaction. Both landlords and prospective tenants will be required to provide proof of identity this can be a Passport or photo Driving Licence AND proof of residential address normally a recent fixed utility account (not mobile phone) or bank statement showing the name and address of the individual.

## 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. A copy of which may be downloaded from [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk) or from the agent.

## Do you need Insurance for property, or business risks?

**Craven Wildsmith** work closely with a well-respected local insurance broker and can arrange a free consultation with a specialist.

## Do you need finance for buying a property or business, setting up a new business or to finance or expand an existing business?

**Craven Wildsmith** can arrange a free consultation with a specialist in commercial finance for business people and entrepreneurs for purchase, expansion, re-finance and partner buyout. Over the years Craven Wildsmith have worked with a number of professionals including solicitors, banks and accountants and we are happy to recommend a range of local and experienced professionals.

## 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.