

OFFICES TO LET



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

01302 36 86 86

www.craven-wildsmith.co.uk



23 South Parade DONCASTER, DN1 2DJ

Specification

- Period office building
- Prominent location
- Well presented
- Ground floor: 63m² (676ft²)
- First floor: 57m² (623ft²)
- Second floor: 31m² (339ft²)

Asking Rent

£12,000 per annum

Call Neal Craven on **07702 040660** or email neal@cravenwildsmith.co.uk

Description & Accommodation

An attractive period property comprising

Ground floor with an entrance from the Waterdale frontage leading in to an outer lobby with storage cupboard, the lobby opens in to an inner hall which gives access to the three ground floor offices. The front office has a pair of attractive windows looking along Thorne Road, this office has a large cupboard and store room with coms cabinet. The other two offices front on to Waterdale, the rear office has a large feature window and cupboard with central heating boiler.

First floor A central staircase leads to a mezzanine level with a ladies toilet. To the first floor is a landing and hall leading to the offices To the front are two offices one leading off the other. The other two offices front on to Waterdale

Second floor A central staircase leads to a mezzanine level with a gent's toilet. To the second floor is a landing leading to the two front offices one of which has a walk in store room and telephony cupboard. Also off the landing is a tea point with sink unit, water heater and internal window overlooking the stairs, this leads to a further store.

The offices generally benefit from

- Carpets
- A traditional central heating system
- Florescent lighting
- Window blinds
- A fire alarm

NOTE: No services or equipment have been tested.

Description	Description	AREA	
		m2	ft2
Ground	Reception office	27	291
Ground	Store cupboard	3.6	39
Ground	Middle office	8.2	88
Ground	Main office	24	258
Mezzanine	Ladies toilet		
First	Front	11	124
First	Front	18	189
First	Middle	8	86
First	Rear	21	224
Mezzanine	Gents toilet		
Second	Front 1	18	190
Second	Walk in store	2.8	30
Second	Front 2	8.7	93
Second	Kitchenette		
Second	Store	2.3	25



Location

The property is in a prominent professional office location at the junction of South Parade, Hall Gate, Thorne Road and Waterdale this is one of the major gateways to the town.

Viewing

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

Office: 01302 36 86 86

Mobile: 07702 040 660

E-mail: neal@cravenwildsmith.co.uk

Search on line: www.craven-wildsmith.co.uk

Lease Terms

The property is available by way of a new lease for 3 years or more. The tenant shall be responsible for the cost of insurance, all repairs, and decorations. A deposit may be required.

The ingoing tenant to be responsible for all legal costs incurred within this transaction.

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 may include financial qualification by an Independent Referencing Company, in confidence, in order that we may discharge our responsibility.

Business Rates

The adopted rateable value in the 2010 list is £13,000. This information was obtained from an inspection of the VOA website in March 2016. **NOTE an application has been made to correct this assessment.**

Energy Performance Certificate (EPC):

We have an EPC for this property; the property has an Energy Performance Asset Rating of E. 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.**

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 or from the agent.

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.

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 help setting up your business?



Doncaster Chamber is an independent membership organisation that has supported and represented Doncaster's business sector for the last seventy years; it is our primary objective to help your business prosper and succeed – whatever the size or sector of your company.

If you would like assistance and advice with starting a new business, or need help with growing your existing business, we have a dedicated team of Business Advisers here to help you.

Call 01302 554960 and ask for the Business Support team.

We 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.