

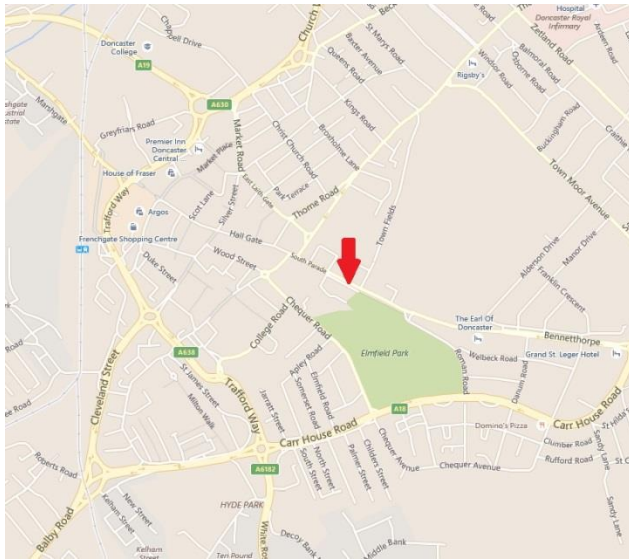
**6 South Parade, Doncaster DN1 2DY****Freehold £200,000****AVAILABLE****Part-let Offices****2,832 sq ft (263.10 sq m)**

- Prestigious offices
- Part income producing
- Prime town centre office location
- Six off street parking spaces to the rear

## LOCATION

The property is prominently located on the southern side of South Parade close to its junction with Thorne Road, Waterdale, and Hall Gate within the central business district of Doncaster and approximately a 10 minute walk from the railway station.

South Parade is a prestigious and well regarded location for business on one of the main arterial routes in to and out of the town centre to the south.



## DESCRIPTION

The property comprises a mid terraced office building with a number of offices over lower ground, ground, first and second floors. There is further storage space on the third floor and 6 tandem parking spaces to the rear of the property.

There are kitchen and WC facilities on the lower ground floor, with further WCs on the first and second floors.

The entirety of the front of the property is vacant while the lower ground and ground floors to the rear are currently let as follows:

Office 2 - £3,240 per annum

Office 3 - £2,160 per annum

Offices 4, 5, & 6 - £2,000 per annum

Total - £7,400 per annum.

## INSPECTIONS & FURTHER INFORMATION

Viewings are strictly by prior appointment with the agent, no direct approach may be made to the property. For an appointment to view, please contact the agent.

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[www.barnsdales.co.uk](http://www.barnsdales.co.uk)

## ENERGY PERFORMANCE CERTIFICATE (EPC)

An Energy Performance Certificate for this property has been carried out and the rating is D – 99.

## ANTI MONEY LAUNDERING LEGISLATION

The Money Laundering Regulations require us to formally identify parties to a transaction. Interested parties will be required to provide proof of identity and address, normally a photo card driving licence or passport and a recent utility bill.

## FIRE RISK ASSESSMENT

We have assumed that a suitable and sufficient Fire Risk Assessment has been carried out. Under the Regulatory Reform (Fire Safety) Order 2005 this assessment needs to be recorded in writing where there are five or more employees, the property is under enactment of a licence or where an alterations notice has been served.

## VALUATION SERVICES

Barnsdales has a dedicated team of Chartered Surveyors and Valuers offering valuations, consultancy, rating, investment, rent reviews, lease renewals, building surveying, planning and dispute resolution advice in all our sectors.

**ACCOMMODATION**

LGF - 1,245 sq ft (115.64 sq m)

GF - 493 sq ft (45.79 sq m)

1F - 531 sq ft (49.36 sq m)

2F - 563 sq ft (52.31 sq m)

Total - 2,832 sq ft (263.10 sq m)

**SERVICES**

None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

**RATING**

The adopted rateable values in the 2010 list are as follows:

Office 1 Pt LGF - £1,500

Rear offices 2, 4, 5 & 6 LGF - £4,850

Rear office 3 LGF - £2,200

Offices 7 & 8 GF - £4,550

Offices 9 & 10 1F - £5,500

Offices 11 & 12 2F - £3,750

Total - £22,350

This information was obtained from an inspection of the Valuation Office Agency website in April 2016.

**AVAILABILITY**

Freehold £200,000 Offers Around

SUBJECT TO CONTRACT

**LEGAL COSTS**

Each party is to be responsible for their own legal costs incurred in this transaction.

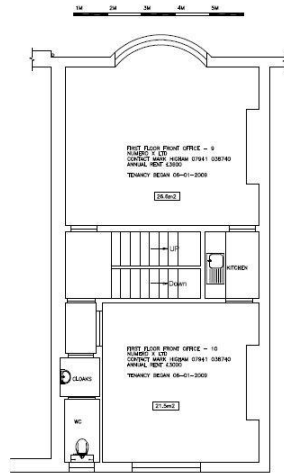
**THINKING OF SELLING BY AUCTION?**

If you have a property that might be suitable for sale by auction please contact our strategic partners Regional Property Auctioneers and they will be able to provide you with the best advice 0844 967 0604.

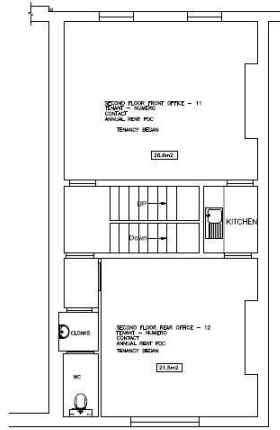
**PHOTOGRAPHS**



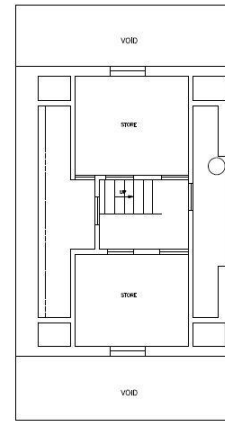




First Floor



Second Floor



Third Floor

### Disclaimer

Misrepresentation Act 1967: Barnsdales for itself and for the vendor(s) or lessor(s) of this property whose agent it is give notice that:

1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these particulars as to the property(s) are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Barnsdales nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 5. None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe and working order.

Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT.

Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Barnsdales to ensure accuracy and to check the facts contained within these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.