

TO LET / MAY SELL



**ALBA HOUSE, SOUTH PARADE, DONCASTER,
SOUTH YORKSHIRE, DN1 2DY**

- 1,505 Sq Ft office building
- Attractive period features
- Off road and street parking
- Potential for 100% Rates Relief

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 professional businesses adjacent to one of the main arterial routes in to and out of the town centre to the south.

Doncaster City is located in South Yorkshire approximately 30 miles southeast of Leeds and 25 miles northeast of Sheffield. The town has fantastic motorway links with junctions 3 and 4 of the M18 providing easy access to the A1(M), M1, M180, and M62 Motorways.

Description

The property comprises an attractive, terraced office building with a number of offices over ground, first and second floors. To the third floor is an attic providing further storage space.

Internally the offices comprise, solid floors, strip LED lighting, CAT 5 cabling.

To the rear of the property is a surfaced concrete driveway providing up to two car parking spaces.

Accommodation

Ground	351 Sq Ft	(32.61 SqM)
First	419 Sq Ft	(38.93 SqM)
Second	412 Sq Ft	(38.27 SqM)
Third	323 Sq Ft	(30.01 SqM)
Total:	1,505 Sq Ft	(139.82 SqM)

There are 1 to 2 off road parking spaces.

There is also free parking for 2 hours along South Parade.

Terms

The property is available to let on terms to be agreed, however a minimum term of 3 years is envisaged.

Asking rent: £16,000 Per Annum Exclusive

May Sell: £199,950.

Business Rates

£9,300 as of April 2023.

Qualifying occupiers may benefit from 100% Small Business Rates Relief.

EPC

D (100)

Services

Mains electric, water and gas central heating are connected.

VAT

VAT is payable on the rent

VIEWINGS

By appointment with the agents below:

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