

**10 Cavendish Court, Doncaster DN1 2DJ****Leasehold £19,000 per annum****PENDING****Retail - A1****82.59 SqM (889 SqFt)**

- Prestigious Location
- Onsite Car Parking
- Rarely Available Retail Unit
- Further accommodation available onsite

LOCATION

The property is located on Cavendish Court off South Parade, one of the premier office locations in Doncaster. The location benefits from local amenities and excellent transport links to the M1, M180 and A1(M) Motorways.

DESCRIPTION

Cavendish Court is a prestigious development within Doncaster town centre.

The property has recently undergone a full scale refurbishment to a very high standard.

Internally the property has suspended ceilings, perimeter trucking and is finished to an immaculate standard.

ACCOMMODATION

82.59 SqM (889 SqFt)

SERVICES

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

RATING

The adopted rateable value in the 2010 list is £20,750

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

AVAILABILITY

Leasehold £19,000 per annum

SUBJECT TO CONTRACT**LEGAL COSTS**

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

VALUE ADDED TAX (VAT)

Unless otherwise stated, all rents and sale prices are quoted exclusive of VAT. Any prospective lessee or purchaser must independently satisfy himself or herself as to the incidence of VAT in respect of any transaction.

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.

Emily Hanlon

Barnsdales - Chartered Surveyors

Tel: 01302 308 176

Emilly@barnsdales.co.uk

For details of further properties www.barnsdales.co.uk

ENERGY PERFORMANCE CERTIFICATE (EPC)

An Energy Performance Certificate for this property has been instructed and will be available shortly. Please enquire of the agents for more information.

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.

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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.

GOAD PLANS

Goad Digital Plans where provided are for identification only and not to be scaled as a working drawing.

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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.



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.

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