



Hall Cross Chambers, 3 Albion Place, South Parade, Doncaster, DN1 2EG

For Sale – Period Offices with Parking
284.85 sq m (3,066 sq ft) NIA approx.



Summary

- Three storey period property fronting South Parade.
- Net Internal Floor Area 284.85 sq m (3,066 sq ft) approx.
- Potential for alternative uses, subject to planning.
- 6 parking spaces with retractable security bollards.
- Short distance to Doncaster city centre and racecourse
- FOR SALE - £325,000

Location

The property is situated on South Parade within a mixed commercial and residential area, approximately ½ mile to the south of Doncaster city centre and 1 mile west of Doncaster Racecourse. Neighbouring occupiers include a range of leisure and professional businesses, such as doctors surgery, solicitors, accountants, financial advisors, hotels, restaurants and pubs. The Hall Cross Academy and extensive grounds on Town Fields lies to the rear of the premises.

South Parade leads into Hall Gate to the north and the cities ring road network to the south and forms part of the A638 Great North Road, which runs through the borough. Nearest access to the regions extensive motorway network is Junction 3 of the M18 at a journey distance of approximately 3 miles.



Description

The property has most recently been used as a veterinary surgery and offers a well-positioned three storey period building fronting South Parade. The building comprises an entrance lobby with reception, offices, storage and WCs over ground floor, with offices, clinic and kitchen over first and second floors. There is an attic and basement providing additional storage. The offices have a range of carpet and vinyl laminate flooring, data trunking, air conditioning comfort cooling, strip lighting, attractive sash secondary glazed windows with security bars to ground floor and a heating system by way of an electric radiator network to principal rooms.

Externally, there is secure rear access via a surfaced yard providing 5 car parking spaces with retractable security bollards. Additional roadside car parking permits can be obtained from Doncaster city council.

Accommodation

The accommodation has been measured on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice and the following figures are provided for guidance purposes only:

	Sq m	Sq ft
Ground Floor		
Entrance Lobby, Reception, Offices, Storage & WCs	95.33	1,026
First Floor		
Front & Rear Offices	57.60	620
Second Floor		
Offices and Kitchen	57.60	620
Basement	46.45	500
Attic Storage	27.87	300
Total	284.85	3,066

Terms

The property is available For Sale freehold with full vacant possession on completion.

Price

Offers are invited in the region of £325,000.

Business Rates

The property is included in the 2023 Valuation List at a rateable value of £15,250. Please note, the above figure does not constitute the business rates payable.

Planning

The property has most recently been utilised as a veterinary surgery falling under Class E - Commercial, Business and Service of the Town and Country Planning (Use Classes order) Act 1987 as amended. The property is suitable for a whole range of uses falling within Class E or uses falling within an alternative use class, subject to the necessary planning permission.

Services

Mains electricity, water and drainage supplies are connected to the premises. The mention of any appliances and/or services within these sales/letting particulars do not imply that they are in full and efficient working order.

EPC

A copy of the Certificate and Recommendation Report is available on request.

E 114

Contacts

Lewis Cove

01302 640351 | 07955 270405
lewis.cove@pph-commercial.co.uk



Clarke Robinson

01302 640350 | 07741 264698
clarke.robinson@pph-commercial.co.uk



First Floor, Richmond House
Sidings Court, Doncaster, DN4 5JH
01302 341041 pph-commercial.co.uk

PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

PPH Commercial Limited for themselves and for their clients of this property, give notice that: (i) these particulars are a general outline only and do not constitute the whole or any part of an offer or contract; (ii) PPH Commercial Limited cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use or other details contained herein. Prospective purchasers or tenants must satisfy themselves as to their accuracy; (iii) no employee of PPH Commercial Limited has any authority to make or give any representation or warranty or enter into any contract in relation to the property; (iv) rents or prices quoted in these particulars may be subject to VAT in addition.



Date: **June 2025** File Ref: **17762**