



Rutland House, Rutland Street, Doncaster, DN1 2BF

For Sale - Offices with substantial Car Park.

Offices with Workshop - 498 sq m (5,361 sq ft) approx.

Total Site Area - 0.24 ha (0.59 acres) approx.



Location

The property is located on Rutland Street, just off Thorne Road, and lies approximately 1 mile to the northeast of Doncaster city centre and adjacent Town Field recreational park. The local area comprises a mix of commercial and residential occupiers, including solicitors, financial advisors, medical and dental practitioners, beauticians, insurance brokers, accountants and numerous hotels & guest houses. Hall Cross Academy and Doncaster Royal Infirmary are in close proximity.

The property is within easy walking distance of Doncaster city centre and is conveniently located near several pay and display car parks. The nearest entry to the region's extensive motorway network is at Junctions 3 and 4 of the M18, with a journey distance of 3 miles approximately.

Description

The property comprises a substantial three storey detached period building currently operating as an NHS GP Practice. The building is of brick construction with hipped and slate covered roofs to part with some flat roof coverage. The floors are largely of suspended timber and window openings, with timber sliding slash frames with sealed double glazing.

Internally, the property has an attractive reception hall with central stairway connecting a range of offices and clinic rooms over ground and first floor levels, with ancillary kitchen, WCs and storage facilities. The property also benefits from second floor storage which could be suitable for conversion, subject to the necessary consents. The offices and clinic rooms are largely open plan in nature and benefit from a range of carpet and vinyl laminate flooring, data points, strip and spot LED lighting, and attractive sash secondary glazed windows.

The property benefited from refurbishment in 2010, including roof, full electrical re-wiring and installation of a new gas fire heating system. More recently the property has had a new commercial boiler installed. Whilst the prevailing use of the premises is for office and clinic purposes, the building has alternative use potential including residential conversion, subject to the appropriate planning consents. Externally, the site benefits from a significant car parking provision estimated to provide more than 40+ car parking spaces.

Summary

- Well presented period offices close to Doncaster city centre
- Usable Floor Area 498 sq m (5,361 sq ft) approx.
- 40+ Car Parking spaces
- Individual site access and egress points off Thorne Rd and Rutland St
- Attractive urban setting adjacent Town Fields Recreational Park
- Potential for alternative use/conversion, subject to planning
- For Sale Freehold

Accommodation

The accommodation has been measured 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 Hall & Reception, 5 No. Office/Clinics, Kitchen, Server, M/F WCs	204.76	2,204
First Floor		
Landing, 8 No. Office/Clinic Rooms, WCs	198.00	2,131
Second Floor		
Storage	31.51	340
External - Workshop	63.74	686
Total	498.00	5,361

	Ha	Acres
Total Site Area	0.24	0.59

Terms

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

Price

Guide Price £650,000 exclusive.

Business Rates

The property is included in the 2023 Valuation List at a rateable value of £29,500. Please note, the above figures do not constitute the business rates payable

Services

We understand that mains electricity, water, gas and drainage supplies are connected to the property.

The mention of any appliances and/or services within these sales particulars do not imply that they are in full and efficient working order.

EPC

An EPC and Recommendation Report has been commissioned and will be provided on request.

TBC

AML

The successful Purchaser will be required to provide the appropriate information to satisfy current Anti Money Laundering Regulations when a Notice of Sale has been agreed.

Contacts

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