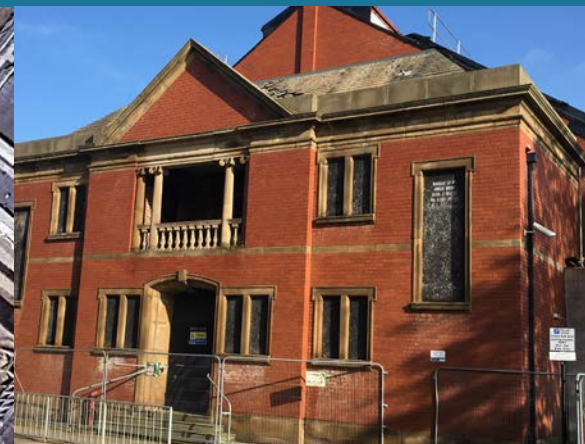


For Sale or To Let

Town Centre Refurbishment Opportunity

Grade II Listed Building

ST JAMES' BATHS, 71 / 72 WATERDALE, DONCASTER DN1 3BU



Offers Invited



Doncaster
Council

The Opportunity

This is an outstanding opportunity to acquire a high profile historic Grade II listed building on Waterdale in the Civic and Cultural Quarter of Doncaster Town Centre.

The Council is committed to ensuring that the building is brought back into use whilst retaining its heritage significance. Opportunities for interpreting the heritage of the building in any new use would be welcomed.



Landmark Developments Nearby

- 1 Railway / Bus Station
- 2 Frenchgate
- 3 Doncaster Town Centre
- 4 Civic QTR Car Park
- 5 Waterdale Car Park
- 6 Restaurant Bar Units
- 7 Savoy Cinema
- 8 Cast Theatre
- 9 Doncaster Civic Offices
- 10 Central Library & Museum
- 11 Proposed University Technical College, (UTC)
- 12 The Gables - Housing Development



Location

Doncaster benefits from excellent communication links being located immediately to the east of the A1(M) at its junction with the M18, the latter providing access to Doncaster Sheffield Airport via the Great Yorkshire Way, to the M1 at Sheffield and the national motorway network. The M18 also links with the M62, M180 and the east coast ports.



St James' Baths are situated in an extremely prominent position at the junction of Waterdale and College Road approximately 350m to the south east of the main shopping area of Doncaster town centre within the rapidly transforming Civic and Cultural Quarter of the town. Doncaster railway station is located on the East Coast Mainline and is within walking distance.

The Civic and Cultural Quarter is a vibrant new destination within the Waterdale area of Doncaster town centre, a place in which to work, live and spend leisure time. The first phase of the re-vitalisation of the Waterdale area has been completed with the creation of Sir Nigel Gresley Square, Doncaster's first public square, construction of a new 5 storey, 157,000 sq.ft. Civic office building and completion of the Cast Theatre, a new state of the art performance venue with a 820 seat theatre and individual dance and drama studios. In addition the Civic Quarter car park has been refurbished providing over 800 parking spaces and The Gables, a development of 96 contemporary family homes at the junction of College Road and Chequer Road has recently been completed.

A new state of the art 6 screen, 1,600 seat cinema and restaurant complex is currently under construction adjacent to the Cast Theatre facing onto Sir Nigel Gresley Square. The new striking building of the Doncaster Central Library and Museum at the junction of Waterdale and Chequer Road is also currently under construction which will become a centre for culture and learning within the town centre.

The site is situated within the rapidly transforming Civic and Cultural Quarter of the town



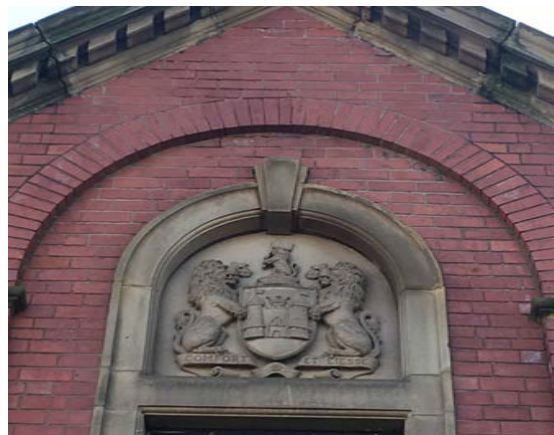
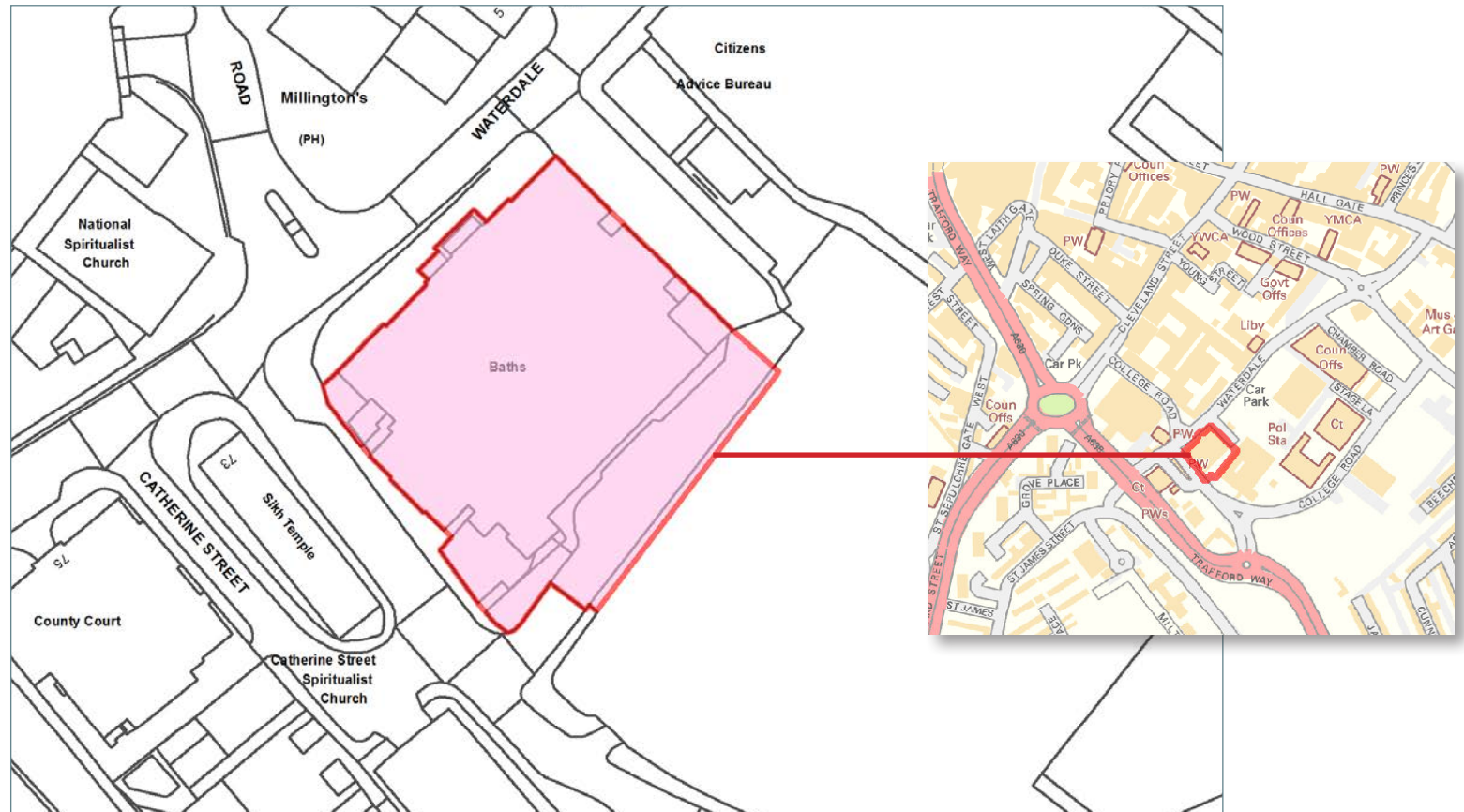
CIVIC/BUSINESS
DISTRICT
&
CULTURAL
QUARTER

Description

St James' Baths (Pool and Health Club) is an attractive early 20th Century Grade II Listed swimming pool with Turkish and Russian Bath Suites as well as a winter concert hall and stage.

The baths were designed by the local Borough Estates Surveyor using common red brick, sandstone dressing and a slate roof. The building still remains largely as built in 1932 with many original features such as the pool hall which doubled up as a concert hall by covering the pool with a sprung marble floor to house up to 1,500 people. The Beatles are known to have performed on the stage within the concert hall in the 1960's.

The building closed to the public in 2013 and has remained closed ever since. The building is in need of substantial repair and maintenance before it can be re-used. A copy of a structural survey is available upon request.



Accommodation

(Approx gross internal area)

Basement	–	8,153 sq ft / 757.44 sq m
Ground Floor	–	19,588 sq ft / 1,819.80 sq m
First Floor	–	1,670 sq ft / 155.13 sq m
Total	–	29,412 sq ft / 2,732.37 sq m

Note: measurements are provided for information only and prospective purchasers / tenants are advised to take their own measurements.



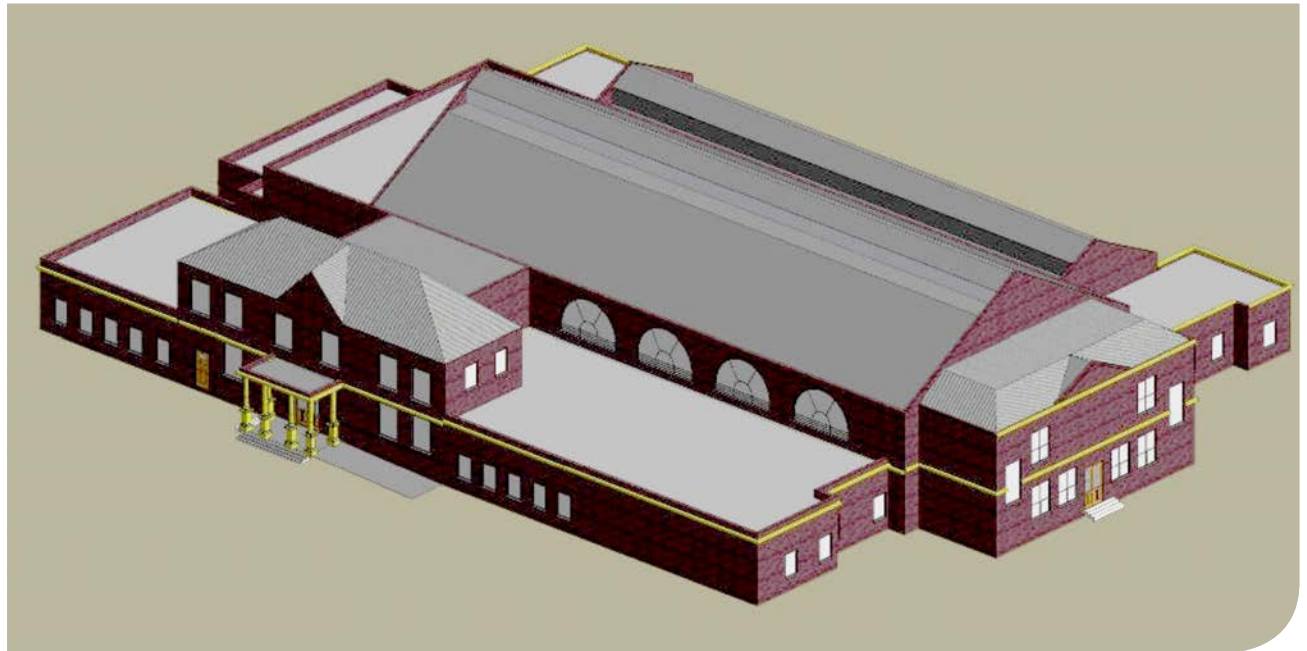
Planning

The Council's aspiration is to encourage the sympathetic reuse of this important Grade II Listed building.

A Conservation Statement has been prepared providing detailed information on the listed description as well as the historical background, design of the building, assessment of significance and potential uses together with other key issues of relevance to the building.

The aim is to provide clear guidance to any prospective purchaser / tenant regarding the potential uses and modifications that are likely to be positively received with regard to the listed building and its grounds. A copy of the Conservation Statement is available upon request.

Prospective purchasers / tenants are expected to make and rely upon their own enquiries of the Local Planning Authority in respect of their proposals for the building and are advised to contact **Peter Lamb**, Principal Planner (Design and Conservation) on **(01302) 734922** or **peter.lamb@doncaster.gov.uk**



Terms of Disposal

Doncaster Council is seeking expressions of interest in the property and will consider offers for a disposal on either a freehold or leasehold basis.

The building will be sold / let as seen, however the Council wish to see this historic building brought back into use and therefore any freehold disposal will be subject to the implementation of a satisfactory planning permission. Any leasehold disposal will be subject to a full repairing and insuring lease with an obligation to complete satisfactory repairs and bring the property back into use within a prescribed time period.

The Council will also consider applications from Community Groups for a Community Let under the Council's Community Lettings Policy with any lease being on a full repairing and insuring basis. Further information regarding the Council's Community Lettings Policy is available upon request.

Any disposal / letting will also be subject to the payment of the Council's Legal and Surveyors fees in connection with the transaction.



Offer Procedure

Any offer should be accompanied by the following information:

- Financial Offer
- Detailed information on the proposals for the building, including the proposed use together with any supporting plans / drawings.
- Details of how the proposals maintain the heritage significance of the building.
- Information / experience of any similar schemes completed.
- Proposed professional team.
- Details of the proposed time frame for bringing the building back into use.
- Details of the proposed source of finance together with financial information to demonstrate the ability of the proposed Purchaser / Tenant to pay the price / rent offered and meet the costs of repair / refurbishment.
- The name and address and contact details of your Legal advisors..

Business Rates

The purchaser / occupier will be responsible for the payment of Business Rates. The rateable value for 2019 - 2020 is £55,500 and the current national non domestic multiplier is 0.504.

The rating assessment is based upon the most recent use of the premises. Any change of use could lead to a reassessment and the rating liability may go up or down. Prospective purchasers / occupiers are advised to make their own enquiries with regard to the impact upon business rates of their proposed use for the premises.

VAT

It is understood that no election in respect of VAT has been made and therefore VAT is not payable on the sale price or any rental payments.





Energy Performance Certificate (EPC)

A copy of the EPC is available upon request.

Viewings & further enquiries

Viewings are strictly by prior arrangement. All enquiries regarding the property should be directed to Doncaster MBC, Strategic Asset Management, Civic Office, Waterdale, Doncaster DN1 3BU.

John McAteer
01302 737402
john.mcateer@doncaster.gov.uk

Martin Kaye
01302 736485
marting.kaye@doncaster.gov.uk

Important Notice

Doncaster Metropolitan Borough Council for themselves give notice that:-

- (i) These particulars are set out as a general outline for guidance only of prospective purchasers and do not constitute part of an offer or contract;
- (ii) whilst every effort is made to ensure all descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are accurate; prospective purchasers should not rely upon them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of Doncaster Metropolitan Borough Council has authority to make or give representations or warranties whatsoever in relation to the property.