



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

WAREHOUSE

PLOT 14, NEWDOWN ROAD, SOUTH PARK INDUSTRIAL
ESTATE, SCUNTHORPE, DN17 2TX

1,958m² (21,508 sq ft)



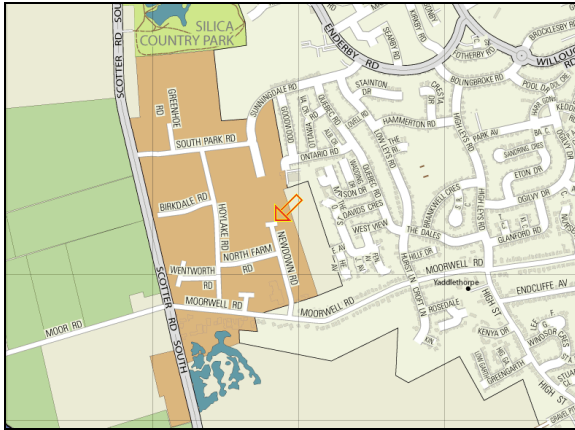
- Twin bay warehouse with good access to M181/M180
- Well configured site with yard to front and rear
- Highly attractive guide price of £225,000 (£11.86 psf)

0113 2348999

Location

The premises lie to the east side of Newdown Road which forms part of the established/popular South Park Industrial Estate 3 miles south of Scunthorpe town centre. The estate is approximately 3.5 miles from the M181 which links to Junction 3 of the M180.

Nearby occupiers include local and national businesses including a Vauxhall car dealership and Keyline Builders Merchants.



Description

The premises are a detached twin bay warehouse of steel portal frame construction having block/brickwork elevations with profile metal cladding above. The roof incorporates translucent panels and has a minimum eaves height of 6.1m (20ft). There are two roller shutter doors to the front elevation.

Outside the property has predominantly concrete surface yards both front and rear.

Accommodation

Warehouse 1,958m² (21,508 sq ft)

Total Site Area 0.68 ha (1.67 acres)

Rating

According to the Valuation Office website the premises are assessed as Warehouse & Premises and the assessment includes the adjacent Plot 45 providing a combined rateable value of £69,500. A sale in isolation would therefore necessitate reassessment.

Energy Performance Certificate

EPC rating of C.

Tenure/Leasehold

A ground lease of 99 years commencing 01 April 1974 with a current ground rental of £12,650 reviewed every 10 years.

Terms

The long leasehold interest is offered for sale with a guide price of £225,000.

The adjoining property (Plot 45) is also available and can be bought in conjunction with plot 14.

VAT

All prices quoted are exclusive of VAT.

Legal Costs

Each party to bear their own legal costs in respect of a sale.

Viewing/Enquiries

Strictly by appointment only with the joint agents:-

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Richard Barker

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Our Ref: 1737/A/RB
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Subject to Contract



Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.