



Michael Steel & Co
PROPERTY CONSULTANTS

On behalf of Canal & River Trust



**FOR SALE – SINGLE LET INVESTMENT
OPPORTUNITY**

CONCRETE BATCHING PLANT SITE

DUTCH RIVERSIDE, GOOLE, DN14 5TB

0.40 ha (0.97 acres) approx.

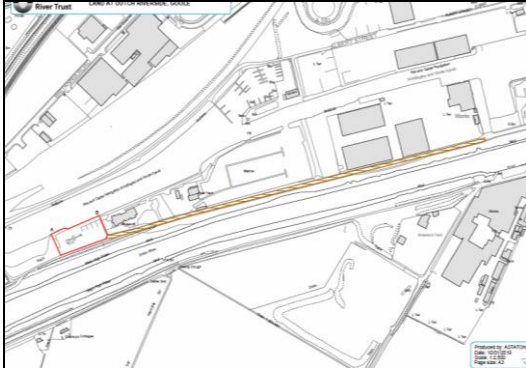


- Equifax Optima credit Score – A93
- Excellent accessibility to J36 of M62 motorway
- Regular shaped level site
- Let to Breedon Southern Ltd 10 year lease
- Guide price of £215,000 (7.04% after purchasers costs)

0113 2348999

Location

Goole has excellent immediate links by road, rail, sea and air being 1 mile to the south east of junction 26 of the M62 motorway (accessed via Anderson Road (A161) and Rawcliffe Road (A614)). The premises are adjacent to the port of Goole.



Distances from motorways and major towns/cities are:-

Junction 26 M62	1 mile
M18	2.8 miles
M118	9.5 miles
Doncaster	8 miles
Jull	3.2 miles
Leeds	39.3 miles

Description

The premises comprise a broadly rectangular and predominantly concrete surfaced site with fencing to the majority of boundaries and steel barrier to the adjacent waterways. Double steel security gates to the access road.

The site incorporates concrete bunded aggregate storage areas and an in situ concrete base for the tenant batching plant structures.



Total Site Area Approximately 0.4 ha (0.97 acres)

Tenure

The premises are freehold.

Lease Terms

The property is let to Breedon Southern Ltd by way of a 10 year lease dated 11 November 2016 for a term of 10 years commencing 02 February 2017 at a current rent of £15,500 per annum subject to 5 yearly upward only rent reviews and granted on an essentially tenants full repairing basis.

The lease incorporates a tenant option to break upon the fifth anniversary of the term (upon not less than 6 months notice, conditional upon no rent arrears and vacant possession).

Conditions

- Toll and wharf charges within the lease to be excluded
- The tenant to provide an environment indemnity to the vendor

Price

The property is available at a guide price of £215,000 which equates to a yield of 7.04% after the deduction of purchasers costs (stamp duty and fees).

Tenant Covenant

Breedon Southern Ltd (with registered number 00156531) have a standard Equifax credit score rating – Grade A93 and a recommended standard credit limit of £8m. The company turnover is £331.32m (for the year ending June 2018, pre tax profits of £39.37m and tangible fixed assets of £27.2m. VAT will be applicable upon the purchase price.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Andrew Steel

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Our Ref: 2784/A/S
May 2019

Subject to Contract



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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.