



Michael Steel & Co
PROPERTY CONSULTANTS

PRELIMINARY ANNOUNCEMENT (Available Due to Relocation)

On the instructions of Alfred Bagnall & Sons Ltd



FOR SALE

CONTRACTORS STORE, YARD & OFFICES

**NEEDHAM HOUSE, WEST AVENUE,
DONCASTER, DN4 0PQ**

499.93 m² (5,381 sq ft)

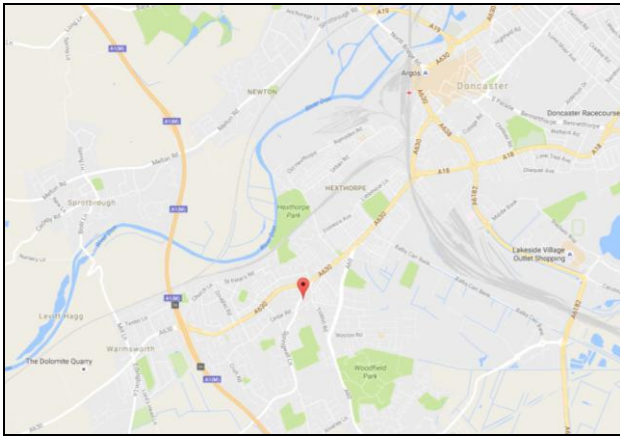


- Site area of approximately 0.25 acres
- Suitable for owner occupation or division to form separate units
- Accessible location, within residential area

0113 2348999

Location

The premises are located within a predominantly residential area, adjacent to new development and are positioned fronting West Avenue off Balby Road (A630) approximately 2 miles to the south west of Doncaster town centre and 1 mile to junction 36 of the A1(M).



Description

The premises currently comprise a contactors store, training academy and administrative offices within a series of adjacent and interconnecting single storey brick buildings under pitched metal decking roofs with adjacent and interconnecting single and two storey brick offices. The concrete floor to the stores is partitioned to form a number of storage and training areas with vehicle inspection pit to part. The offices have central heating and partitioning to form a series of general and private office areas.

The buildings occupy a broadly and level rectangular site including tamped concrete yard and circulation with brick walls to boundaries.

Accommodation

The accommodation is summarised as follows:-

Description	M ²	(sq ft)
SS stores/workshop	367.15	(3,952)
SS rear store	40.60	(437)
Offices	92.18	(992)
Total Gross Internal Floor Area	499.93	(5,381)

Services

Mains electricity, gas, water and drainage are connected to the property. We have not tested the services and purchasers must satisfy themselves with regard to the condition and capacity of the services and building installations.

Rating

Through our enquiries of the Valuation Office website the premises are assessed for business rates as follows:-

Warehouse & Premises RV £11,500

The Valuation Office website publish the 2017 draft valuation at a similar level. The National Uniform Business Rate for 2016/17 is 48.4p in the £ for rateable values below £18,000.

Energy Performance Certificate

An Energy Performance Certificate has been commissioned and details of the energy rating are available upon application.

Tenure

The premises are freehold with HM Land Registry title number SYK398358.

Price

Offers in the region of £175,000.

VAT

The price is quoted exclusive of VAT (if applicable).

Legal Costs

Each party to be responsible for their own legal costs incurred in connection with a transaction.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Andrew Steel
Ben Preston

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ben@michaelsteel.co.uk

Our Ref: 2271/A/S
November 2016

Subject to Contract



Michael Steel & Co
PROPERTY CONSULTANTS

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www.michaelsteel.co.uk

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.