



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

WAREHOUSE

PLOT 45, NEWDOWN ROAD, SOUTH PARK INDUSTRIAL
ESTATE, SCUNTHORPE, DN17 2TX

896.5m² (9,650 sq ft)



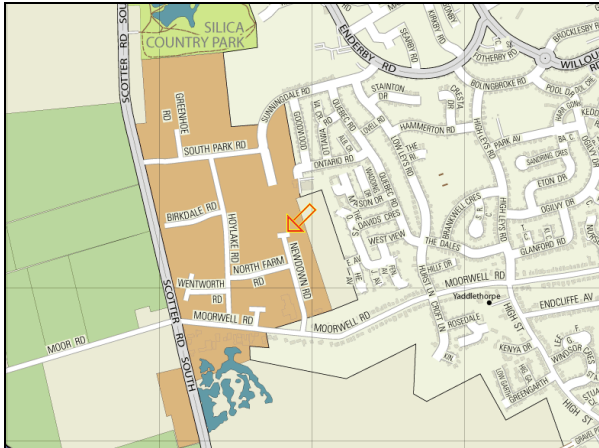
- 1980s warehouse with good access to M181/M180
- 7.2m eaves
- Highly attractive guide price of £150,000 (£18.15 psf) on large site

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 comprise a modern detached industrial unit constructed in the late 1980's of steel portal frame construction with single skin cladding to the walls beneath a pitched roof. The roof incorporates 10% translucent panels and has a minimum eaves height of 7.2m (23 ft 7"). There is a full height roller shutter door the front.

Outside the premises have a concrete surfaced apron/yard to the front with potential expansion land to the east. There is a palisade fence and gate to the perimeter.

Accommodation

Warehouse 896.5m² (9,650 sq ft)

Total Site Area 0.473 ha (1.17 acres)

Rating

According to the Valuation Office website the premises are assessed as Warehouse & Premises and the assessment includes the adjacent Plot 14 providing a combined rateable value of £59,000. A sale in isolation would therefore necessitate reassessment.

Energy Performance Certificate

EPC rating of C.

Tenure/Leasehold

A lease of 99 years commencing 01 April 1998 with a current ground rental of £8,250 per annum.

Terms

Offers are invited for the long leasehold interest with a guide price of £150,000.

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

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:-

Michael Steel & Co
Richard Barker

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Our Ref: 1737/A/RB
Updated May 2017

Subject to Contract



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