



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**Confidentially Available**

**FOR SALE**

## **INCOME PRODUCING INDUSTRIAL INVESTMENT**

**UNIT 1 STAINSACRE LANE, OFF FAIRFIELD WAY,  
WHITBY, NORTH YORKSHIRE, YO22 4PU**

701m<sup>2</sup> (7,545 sq. ft)



- Single storey semi detached industrial unit occupied by Howden Joinery
- Strategically located in established industrial/trade area just over 1 mile from Whitby town centre (close to A171)
- 10 year lease renewal to Howden Joinery from 2022

**BEST & FINAL BIDS NO LATER THAN 1PM ON  
THURSDAY 12 OCTOBER 2023**

**0113 2348999**

## Location

Unit 1 Stainsacre Lane is situated within a larger established industrial/trade area approximately 1.25 miles south east of Whitby town centre. Fairfield Way is a short distance north west of the intersection with the busy A171 Stainsacre Lane, which is one of the main arterial routes leading into the town centre and to the A19.

Other nearby occupiers include Jewson, ScrewFix, MKM, Aldi, The Food Warehouse, Sainsburys and B&M

Whitby is a popular seaside town being approximately 47 miles north east of York, 32 miles south east of Middlesbrough and 20 miles north of Scarborough.

## Description

Unit 1 Stainsacre Lane comprises a single storey semi detached industrial/trade counter unit. Internally there is partitioning to provide a trade counter area, with two private offices along with welfare facilities.



Externally the property benefits from shared access with the adjacent unit along with a surfaced yard providing loading/turning and car parking (for up to 18 vehicles).

**Total Site Area** 0.16 ha (0.4 acres) or thereabouts

## Accommodation

Unit 1 Stainsacre Lane 700.98m<sup>2</sup> (7,545 sq. ft)

The premises provide good quality single storey trade counter/industrial space with internal partitioning to provide trade counter along with internal offices and toilet provisions.

**Gross Internal Floor Area** 700.98m<sup>2</sup> (7,545 sq. ft)

## Services

We are advised the premises benefit from mains water, electricity and sewer drainage along with individual heating and lighting. However no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

## Non Domestic Rating

We are verbally advised by the Valuation Office website the premises are assessed as:-

Warehouse & Premises RV £30,500

The National Uniform Business Rate for 2023/24 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Prospective purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, North Yorkshire Council Tel: 0300 131 2131.

## Energy Performance Certificate

The premises have an EPC rating of D (82).

## Tenancy

The premises were initially let to Howden Joinery by way of a 20 year lease commencing November 2002 on a full repairing and insuring basis. The lease has been renewed for a further period of 10 years from 2022, incorporating 5 yearly rent reviews, with a revised rent of £40,000 per annum exclusive.

## Price

Seeking offers in the region of £650,000.

Best and final bids to be submitted to the vendor's agents by no later than **1pm on Thursday 12 October 2023**.

## VAT

All rents and prices are quoted exclusive of VAT.

## Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

**Michael Steel & Co**  
Alec Michael  
Ben Preston

Tel: 0113 234 8999  
[alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk)  
[ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk)

**Our Ref: 3453/A/M**  
**September 2023**

**Subject to Contract**



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**0113 2348999**  
**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.