



**Units 1-3, Sandtoft Industrial Estate, Sandtoft Road,
Belton, Doncaster, South Yorkshire, DN9 1PN**
Fully Let Industrial Investment For Sale – Income of
£21,250 pa



Summary

- Industrial premises For Sale.
- Popular industrial location.
- Fully let current income of £21,250 pa.
- Exemption from business rates, subject to status.

Location

The property is located on the popular and well-established Sandtoft Industrial Estate. The Sandtoft Industrial Estate benefits from good road access to the M180 via Junctions 1 and 2. Junction 5 of the M18 is situated approximately 4 miles to the west which connects to the A1, M1 and M62. Scunthorpe is approximately 10 miles to the east and Doncaster is approximately 15 miles to the west. Both are substantial conurbations with good amenities. The Robin Hood Airport is located approximately 6 miles to the south.

Description

The property comprises three self-contained adjoining industrial units of steel frame construction having brick/blockwork walls to a height of approximately 2m with profile steel cladding thereafter, surmounted by a pitched roof.

Unit 1 comprises a self-contained end-terraced unit with adjoining brick built ground floor offices with separate entrance. The office area includes 3 good size offices, kitchen and WC facilities and benefits from LED lighting, electric heating and a security alarm. The offices are in good decorative and clean order. There is a first floor office/studio and storage area above. The warehouse accommodation benefits from a full height electric roller shutter door, keypad operated personnel door and eaves heights ranging from 5.5m to 6.5m together with three phase electricity and fluorescent trip lighting.

Units 2 & 3 are separate self-contained units including office, WC and a first floor mezzanine above with fluorescent strip lighting. The workshops are essentially clear span with eaves heights varying from 5.5m to 6.5m with access via a manual roller shutter door with keypad operated personnel doors.

Externally, dedicated parking is afforded to each unit within the curtilage of the site which is fully surfaced and fenced/gated.

Accommodation

The property provides the following approximate accommodation which has been measured on a Gross Internal Area basis briefly comprises:

	Sq m	Sq ft
Unit 1		
Ground Floor		
Office/Warehouse Accommodation	108.47	1,167
First Floor		
Studio/Office & Storage	39.57	426
Unit 2		
Office/Warehouse Accommodation	108.47	1,167
Unit 3		
Ground floor		
Warehouse	80.96	871
Mezzanine	9.40	109
Total Accommodation	346.87	3,740

Terms

The premises are available For Sale, subject to the following occupational leases:

Unit 1 – Let for a term of 3 years from 8th May 2020 with an expiry date of the 7th May 2023. There is a Tenant only break clause upon the 8th November 2021, subject to three months clear written notice. The current passing rental is £10,000 per annum exclusive of rates, VAT (if applicable) and all other outgoings, payable quarterly in advance. The lease is contracted outside the Landlord and Tenant Act 1954 Part II

Unit 2 – Let on a Tenancy at Will basis at a rent of £5,720 per annum exclusive of rates, VAT (if applicable) and all other outgoings, payable quarterly in advance.

Unit 3 – Let for a term of 3 years from 1st June 2019 with an expiry date of the 31st May 2022. There is a Tenant only break clause upon the 30th December 2021, subject to three months' clear written notice. The current passing rental is £5,800 per annum exclusive of rates, VAT (if applicable) and all other outgoings, payable quarterly in advance. The lease is contracted outside the Landlord and Tenant Act 1954 Part II.

Price

£230,000 plus VAT (if applicable), subject to contract. We are advised that the property is not registered for VAT purposes.

Tenure

We understand the premises are freehold and will be conveyed subject to the existing lease agreements.

Business Rates

The Tenants are responsible for the payment of business rates. Enquiries via the Valuation Office Agency website reveal that the Units attract the following 2017 rating list assessments:

Unit 1	£5,200
Unit 2	TBC
Unit 3	£3,450

Interested parties are advised to confirm the accuracy of the above figures by contacting the Local Authority directly.

The rateable values are below the Government threshold for Small Business Rate Relief and therefore a Tenant may be able to claim 100% exemption from Business Rates provided that they are not claiming Small Business Rate Relief elsewhere. Further details are available from the sole agents.

Contacts

Duncan Willey

01724 294946 | 07710 344602
duncan.willey@pph-commercial.co.uk



Sam Fallowfield

01724 294942 | 07340 518003
sam.fallowfield@pph-commercial.co.uk



Date: **October 2020** File Ref: **13279SI**



Princess House, Arkwright Way
Scunthorpe, North Lincolnshire, DN16 1AD
01724 282278 pph-commercial.co.uk

PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

PPH Commercial Limited for themselves and for their clients of this property, give notice that: (i) these particulars are a general outline only and do not constitute the whole or any part of an offer or contract; (ii) PPH Commercial Limited cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use or other details contained herein. Prospective purchasers or tenants must satisfy themselves as to their accuracy; (iii) no employee of PPH Commercial Limited has any authority to make or give any representation or warranty or enter into any contract in relation to the property; (iv) rents or prices quoted in these particulars may be subject to VAT in addition.



EPC

Unit 1

E124

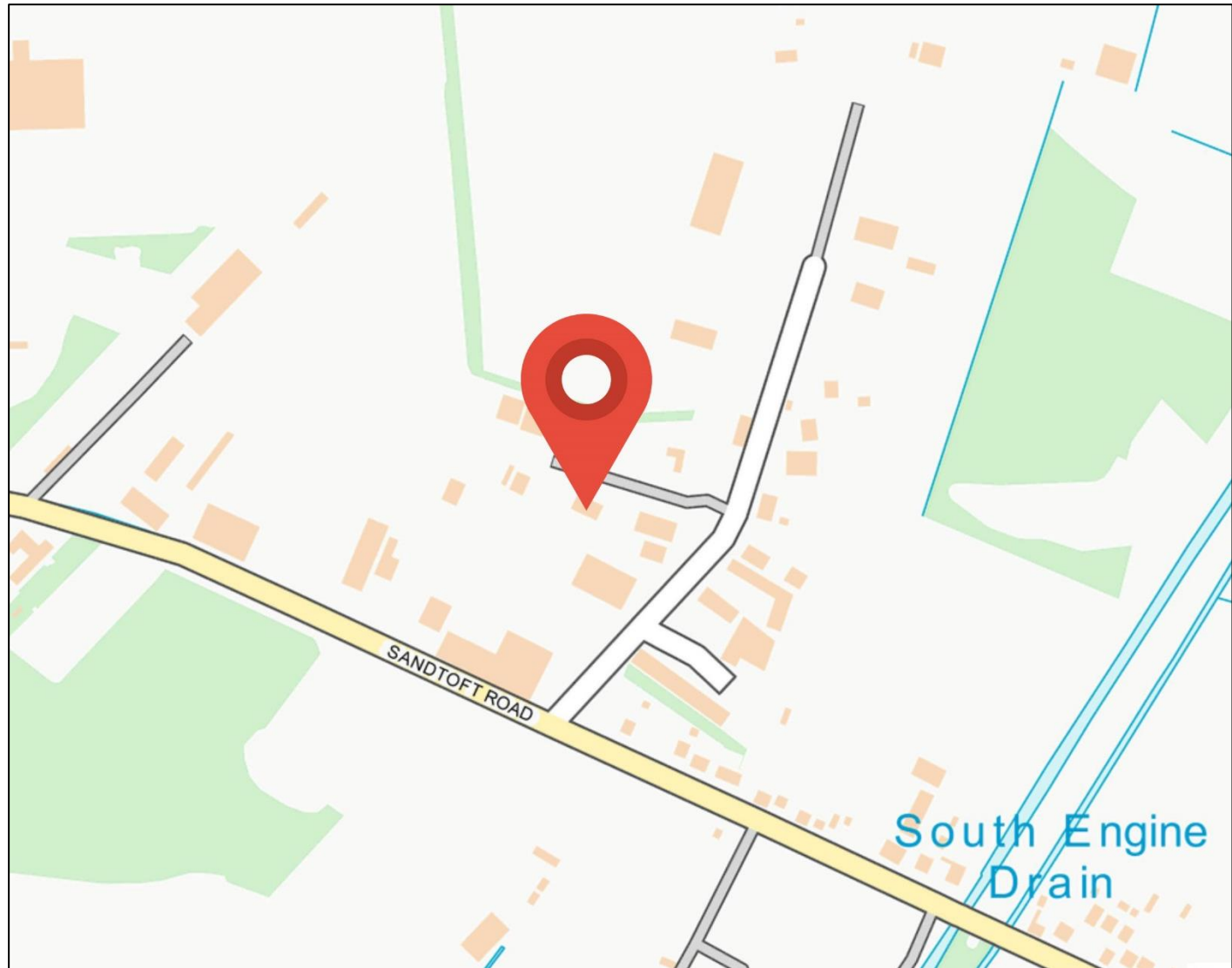
Unit 2

D86

Unit 3

F132

A copy of the Certificate and Recommendation Reports are available on request.



Princess House, Arkwright Way
Scunthorpe, North Lincolnshire, DN16 1AD
01724 282278 pph-commercial.co.uk

