



Unit B3 Mercia Way, Park Farm Road, Foxhills Industrial Estate, Scunthorpe, North Lincolnshire, DN15 8RE

For Sale Mid Terraced Industrial Premises of 95.2 sq m (2,100 sq ft) approx



Summary

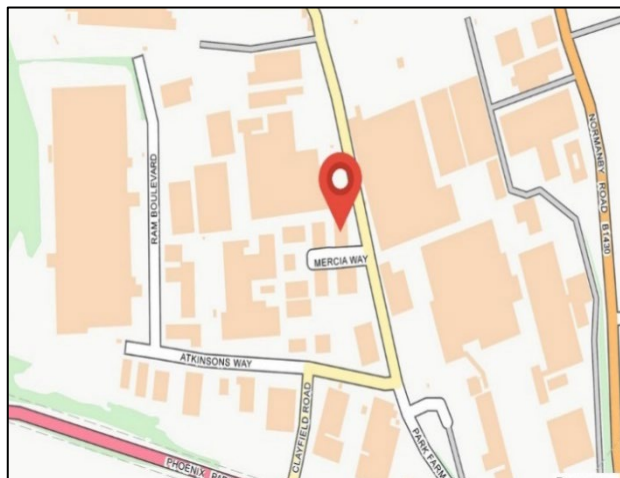
- Versatile workshop/industrial premises
- Total gross internal area of 195.2 sq m (2,100 sq ft) approx.
- Popular and well established industrial location
- Rare opportunity to purchase.

Location

Scunthorpe is the principal commercial centre for North Lincolnshire and benefits from a catchment area of approximately 152,000 people.

The town is situated adjacent to the M180 and M181 motorways, which has excellent links to the national motorway network, regional airports, docks and other substantial conurbations. North Lincolnshire also offers an extensive and readily available labour supply with a variety of manufacturing, production and distribution skills.

The property is located on Mercia Way Industrial Estate, being a small industrial estate situated just off Park Farm Road, forming part of the popular and well-established Foxhills Industrial Estate which is located approximately 2 miles north of Scunthorpe town centre. The industrial estate benefits from good road access to the M180, M181 and M18.



Description

The property comprises a mid-terraced industrial unit being of steel frame construction and having part cavity brick/blockwork walls with insulated profile sheet cladding thereafter and to the mono pitched roof above which incorporates certain translucent panels to provide natural light.

Internally the property is divided to provide a ground floor entrance and WC leading to workshop/warehouse accommodation, with first floor office area together with additional first floor storage areas. The property benefits from 3 phase electricity, fitted fluorescent strip lighting, personnel door and there is a roller shutter door to the front elevation.

Externally the property benefits from car parking/servicing immediately in front of the property.

Accommodation

The accommodation provides the following approximate accommodation which has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice:

	Sq m	Sq ft
Ground Floor Workshop	112.95	1,215
First Floor Office	11.26	121
First Floor Stores	20.99	764
Total Accommodation	195.20	2,100

Terms

The property is available For Sale subject to the following terms and conditions.

Price

£75,000 plus VAT (if applicable), subject to contract.

Tenure

We are advised the premises are held by way of a 99 year lease long leasehold interest from 1 April 1996, being subject to a current ground rent of £476.38 per annum. The ground rent is reviewable. Further details are available upon request.

Business Rates

The owner/occupier will be responsible for the payment of business rates. It is understood that the current 2023 rating assessment is £4,800 (workshop and premises), the rateable value is subject to the current Uniform Business Rate in the pound.

The rateable value is below the Government threshold of £12,000 for small business rate relief and therefore a owner/occupier may be able to claim 100% exemption from business rates providing that they are not already paying business rates or claiming such an exemption elsewhere.

Estate Service Charge

The purchaser will be required to contribute towards the costs incurred in respect of the future repair, maintenance and upkeep of the common parts of the Mercia Way Industrial Estate including management together with the reimbursement of the annual insurance premium.

EPC

TBC

A copy of the Certificate and Recommendation Report is to be provided by the Vendor.

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