



**Unit F4, Mercia Way, Foxhills Industrial Estate ,
Scunthorpe, Lincolnshire, DN15 8RE**

**Investment
FOR SALE**



- INVESTMENT
- Tenant holding over
- Modern industrial unit
- Total 121 m2 (1,302 ft2)
- Long Leasehold
- Established Industrial Location

Price £49,500

neal@cravenwildsmith.co.uk

41 Nether Hall Road | Doncaster | DN1 2PG

Registered in England No. 07062547

01302 36 86 86
www.cravenwildsmith.co.uk



Location

The property is located on the established Foxhills Industrial Estate. Details of the location can be found on the plans below.

The post code for the property is DN15 8RE

Business Rates

The rateable value in the 2017 list is £3,850. This information was obtained from an inspection of the VOA website in July 2018. 100% small business rates relief may be available on this property, for further details see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

Energy Performance Certificate (EPC)

The property has an energy performance asset rating of 108 putting it in band E. A copy of the certificate and recommendations report is available on request.

Description & Accommodation

An end terrace industrial unit.

To the ground floor is a workshop with partitioned office and WC totaling 108 m² (1,158 ft²)

To the first floor is a store (not inspected) estimated to be in the region of 13 m² 140 ft²

NOTE: No services or equipment has been tested.

Tenure

The property is held on a 99 year lease, less 10 days from April 1986. The ground rent is currently £476.38 due for review in 2019. The annual service charge due in July 2018 was £201.03. The buildings insurance charged in April 2017 was £165.01.

Lease

The current lease was for a term of 10 years ending on 1st February 2018 at a rent of £3,000. The tenant is holding over.

Offer Procedure

To make an offer supply us with the details. To advise our clients we will need to establish your ability to proceed, which may include financial qualification by an Independent Referencing Company.

Money Laundering

Money Laundering Regulations require us to identify parties to a transaction. All parties will be required to provide proof of identity.

Privacy Policy - See

<http://craven-wildsmith.co.uk/about/privacy-policy/>

Viewing

For viewings & further information contact: Craven Wildsmith on: **01302 36 86 86**

Email: neal@cravenwildsmith.co.uk

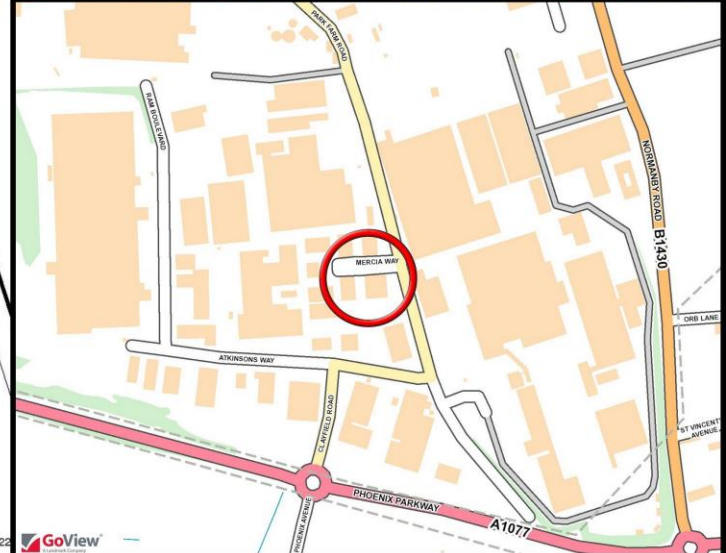
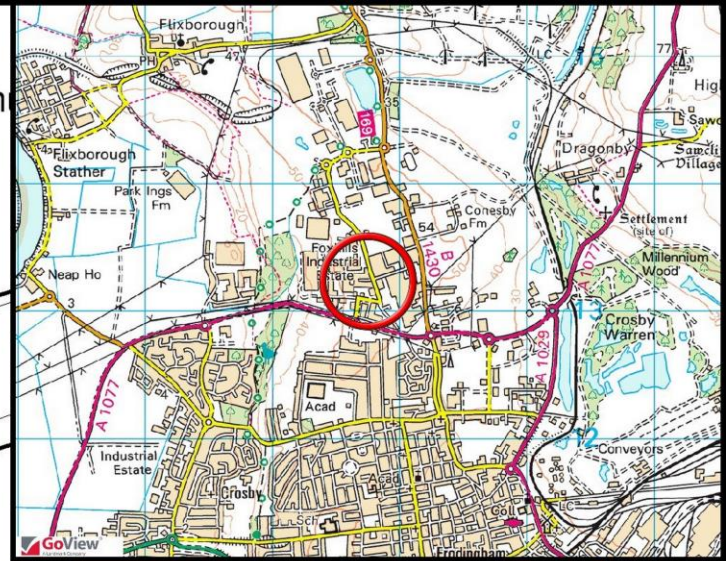
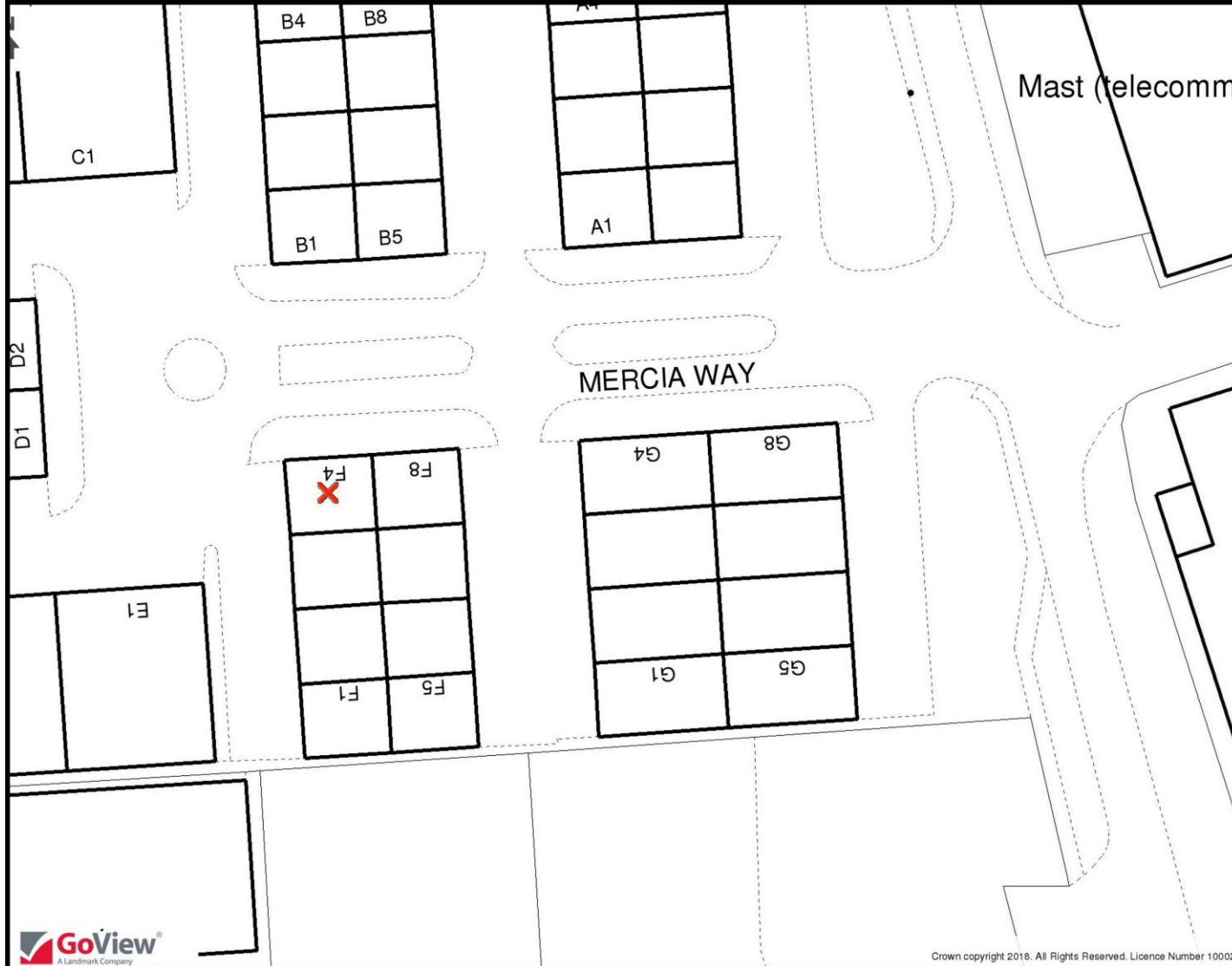
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Once you have found the property you need to determine if it is the right one. We offer pre purchase or pre tenancy advice including **surveys, valuations and reports on condition**. **Tenants need to take advice before signing a lease; it can save £100,000s' at the end of the lease.**

Do you have a property or portfolio to MANAGE? Craven Wildsmith specialise in the letting and management of all types of RESIDENTIAL & COMMERCIAL property. During the term of the lease many types of issues arise including rent reviews, landlord and tenant disputes, dis-repair, rent payment difficulties etc. At the end of a lease we can help with renewal of the lease to the existing tenant or vacation of the property including dealing with any dilapidation (disrepair) or other outstanding issues. We can then **SELL OR LET the property as Craven Wildsmith** – we specialise in the sale and letting of most types of commercial property.

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