



Michael Steel & Co
PROPERTY CONSULTANTS

Confidentially Available

FOR SALE

INCOME PRODUCING INDUSTRIAL INVESTMENT

**UNIT 1A & 1B BRIGG ROAD INDUSTRIAL ESTATE,
17 HIGH STREET EAST, SCUNTHORPE, DN15 6UH**

456m² (4,907sq. ft) or thereabouts



- Single storey industrial workshop building on outskirts of Scunthorpe town centre
- Fully let with two occupiers generating £24,200 per annum exclusive
- Benefitting from good frontage to the main A1029 Brigg Road less than 0.5 miles from Scunthorpe centre

0113 2348999

Location

The premises are situated on High Street East close to its junction with Brigg Road in a high profile position. Scunthorpe town centre is approximately ¼ mile from the subject premises. The property is 5 miles north west of J4 (M180) and 5 miles south east of J3 (M180) and is within 2.5 miles of the end of the M181.

The immediate area is a mix of industrial, warehouse, trade counters and quasi retail uses with occupiers including Jewson, Edmondson Electrical and Poundstretcher.

Description

Units 1A & 1B Brigg Road comprise a predominantly brick built steel frame industrial/workshop building under a pitched metal roof incorporating Perspex roof lights with a solid concrete floor



Externally the premises benefit from a shared yard area providing access, loading and onsite parking.

Accommodation

1a Brigg Road	221.4m ² (2,383 sq. ft)
1b Brigg Road	234.56m ² (2,524 sq. ft)

Internally the premises comprise essentially open plan workshop/industrial space with both units benefitting from blockwork ancillary accommodation providing office/reception, toilets and kitchenette facilities.

Total Gross Area (approx) 455.87m² (4,907 sq. ft)

Services

We are advised 1a & 1b Brigg Road benefit from mains sewer drainage, gas and electricity in addition to individual appliances including 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.

Rating

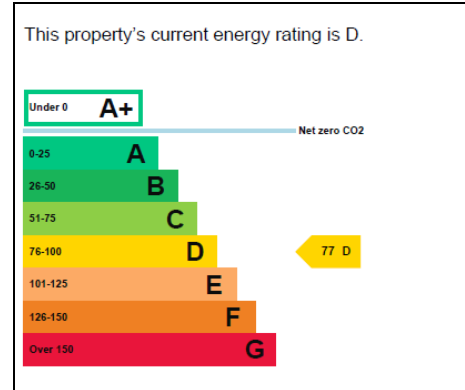
We are advised by North Lincolnshire Council the premises are assessed as follows:-

1a Brigg Road	Workshop and premises	£9,300
1b Brigg Road	Workshop and premises	£9,300

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 Lincolnshire County Council Tel: 01724 297000.

Energy Performance Certificate



Lease Terms

We are advised the premises are occupied as follows:-

Unit 1a Brigg Road was let in 2014 (lease expiring in 2016) to Faster Fit Tyres Ltd and the tenant presently holds over with a passing rent of £12,100 per annum.

Unit 1b Brigg Road is occupied by way of a 5 year lease by F4 Auto Repairs Ltd from August 2021 at a passing rent of £12,100 per annum exclusive.

Gross Rent £24,200 per annum exclusive

Price

Seeking offers in the region £350,000.

VAT

All rents and prices are quoted exclusive of VAT and VAT to be charged if applicable.

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

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ben@michaelsteel.co.uk

Our Ref: 3437/A/M
September 2023

Subject to Contract



Michael Steel & Co
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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.