



Sanderson
Weatherall

FOR SALE

25 Northampton Road
Scunthorpe
DN16 1UJ





Key Points

- Industrial / warehouse premises with offices
- GIA 1,284.75 sq m (13,824 sq ft)
- Self contained site of approx. 0.5 acres
- Ample loading / circulation and parking space
- Guide price £450,000 for leasehold interest

Location

The property is situated on the south side of Northampton Road in Scunthorpe in a long established industrial location forming part of the Midland Road industrial area. This is home to a variety of businesses including light industrial occupiers, general engineering, food production and warehousing. It is situated immediately to the west of Brigg Road. Scunthorpe town centre is to the north west of the property. Access to the M180 motorway is situated to the south east of the property via Brigg Road and the A18.

Scunthorpe is an industrial town and the administrative centre for North Lincolnshire. It has a population of approx. 80,000 people with a wider catchment area. The town's industrial base has traditionally centred around the steel works, but now includes manufacturing and logistics.

Description

The property comprises a warehouse building of concrete portal frame construction under an asbestos sheet roof and having a mixture of profile sheet, asbestos sheet and blockwork walls. There is a sliding metal door to the front elevation. In addition there is a workshop bay with roller shutter door and ancillary messrooms and stores. The premises also benefit from a small office block providing a mixture of individual and shared office spaces, kitchen and WCs and a first floor meeting / training room.



Accommodation

GIA

1,284.75 sq m

13,824 sq ft

Terms

The property is held by way of a leasehold interest from North Lincolnshire Council. The lease is for a term of 99 years from 1 January 1965. The ground rent is currently £5,250pa and this is due for review in January 2028.

We are seeking offers in the region of £450,000 for our clients long leasehold interest in the property.

Alternatively our clients will consider leasing the property. Any new lease will be granted on FRI terms at a rent of £50,000pa. The length of lease by negotiation.



Additional Information

Local Authority: North Lincolnshire Council.

Rateable Value: There are two rating assessments for the property totalling £29,900.

EPC:TBC.

Services: All mains services are connected to the property. Prospective tenants are advised to check on the suitability of the services for their proposed use.

VAT: The rent quoted is exclusive of VAT. VAT is not applicable to this transaction.

Legal Costs: Each party will be responsible for their own legal costs incurred in respect of this transaction.

Viewings & further information

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Date

