

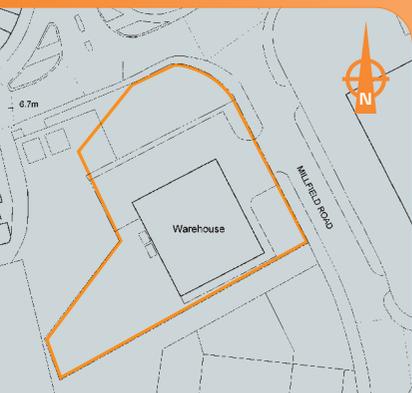
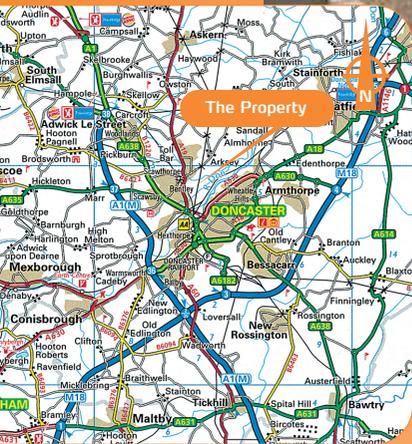
lot 44

**BMB Builders Merchants, Millfield Trading Estate, Arksey Lane
Bentley, Doncaster, South Yorkshire DN5 0SJ**

Rent
£28,000
per annum
exclusive

Freehold Industrial Investment

- Let to Grafton Merchanting GB Limited trading as BMB Buildbase
- Established commercial location
- Nearby occupiers include Edisons, Cafco and City Electrical Factors Ltd
- Site area approximately 0.32 hectares (0.78 acres)
- Six Week Completion Available



Location

Miles: 1 mile north of Doncaster town centre
19 miles north-east of Sheffield
27 miles south-east of Leeds
Roads: A1g, A1M, M18
Rail: Bentley
Air: Manchester International Airport

Situation

The property is situated in Bentley, approximately 1 mile north of the city centre, on the established Millfield Trading Estate. The property benefits from close proximity to the major industrial estates of the city, with Doncaster Industry Park to the west, Wheatley Park to the south and Kirk Sandall and Shaw Lane to the east. The property also benefits from excellent communication routes, via Junction 37 of the A1(M) and M18 to the wider UK motorway network.

Description

The property comprises a detached warehouse unit with a roller shutter door to the front of the property. In addition the property also comprises two storey office accommodation, ancillary storage and a reception area. The property benefits from a large yard used as car parking and external storage. The site area extends to 0.32 hectares (0.78 acres) with a site coverage of some 30%.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Warehouse	575.75 sq m (6,197 sq ft)	GRAFTON MERCHANTING GB LIMITED (t/a BMB Buildbase) (1) (2)	10 years from 23/10/2003 on a fully repairing and insuring lease	£28,000	23/10/2013
Ground	Ancillary	81.90 sq m (882 sq ft)				
Ground	Office	61.02 sq m (657 sq ft)				
First	Office	61.02 sq m (657 sq ft)				
Totals		779.69 sq m (8,393 sq ft)			£28,000	

- (1) For the year ending 31st December 2010 Grafton Merchanting GB Limited reported a turnover of £853,966,000, a pre-tax profit of £13,821,000, shareholders' funds of £42,687,000 and a total net worth of -£6,053,000.
(2) Grafton Merchanting GB Limited is the 4th largest merchanting company in the UK and trade from over 400 locations, employing approximately 7,500 staff. Their brands include Buildbase, Plumbase and Jackson Building Centres. (Source: www.graftongb.co.uk)

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