

lot 48

Station House, Station Road Scunthorpe, Lincolnshire DN15 6PY

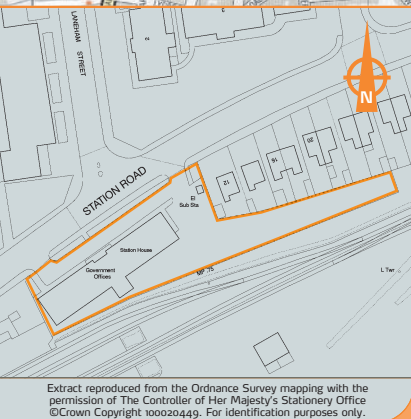
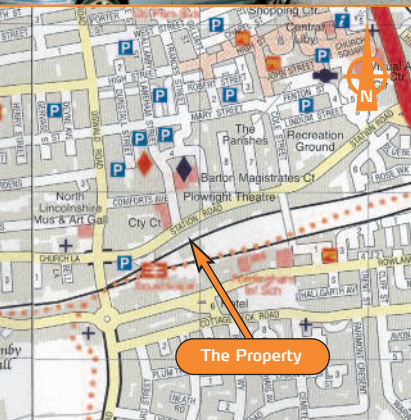
Rent
£30,010
per annum
exclusive

Substantial Freehold Office Investment

- Adjacent to Scunthorpe Railway Station
- Includes on-site car parking for approximately 51 cars
- Approximately 1,971.18 sq m (21,218 sq ft)
- Residential redevelopment potential (subject to consents)

On behalf of
Receivers

CBRE



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office © Crown Copyright 100020449. For identification purposes only.



Location

Miles: 23 miles north-east of Doncaster
40 miles north-east of Sheffield
46 miles south-east of Leeds
Roads: A18, A159, M181, M180 (Junction 3)
Rail: Scunthorpe Railway Station
Air: Humberside Airport
Robin Hood Airport Doncaster Sheffield

Situation

The property is prominently situated in a popular office and residential location ½ mile from Scunthorpe town centre on the southern side of Station Road, opposite its junction with Laneham Street and immediately adjacent to Scunthorpe Railway Station.

Description

The property comprises a substantial four storey office building totalling approximately 1,971.18 sq m (21,218 sq ft). The property benefits from suspended ceilings, Cat II lighting, perimeter trunking and car parking for approximately 51 cars. There is an electricity substation on-site.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Note

This property is being marketed for sale on behalf of Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground	Office	466.74 sq m	(5,024 sq ft)	VACANT POSSESSION			
First	Office	501.48 sq m	(5,398 sq ft)	VACANT POSSESSION			
Second	Office	501.48 sq m	(5,398 sq ft)	THE INTRAINING GROUP LIMITED (guaranteed by Newcastle College) (1)	5 years from 25/12/2013 (2)	£30,000	24/12/2018
14 Car Spaces							
Third	Office	501.48 sq m	(5,398 sq ft)	VACANT POSSESSION			
Substation				YORKSHIRE ELECTRICITY BOARD	60 years from 01/06/1970	£10	31/05/2030
Totals		1,971.18 sq m	(21,218 sq ft)			£30,010	

- (1) The Intraining Group is one of the country's leading national training providers specialising in providing individuals with employability skills and qualifications. Intraining is a division of NCG, one of the largest education, training and employability organisations in the UK. (www.intraining.co.uk)
- (2) The lease provides for a tenant option to determine on 6th September 2017.

For further details please contact:

Jo Seth-Smith
Tel: +44 (0)20 7034 4854.
Email: jo.seth-smith@acuitus.co.uk
Will Moore
Tel: +44 (0)20 7034 4858.
Email: will.moore@acuitus.co.uk
www.acuitus.co.uk

Buyer's Legal Report Service

Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: www.acuitus.co.uk for further details

DENTONS

Seller's Solicitors:

Walker Morris LLP
Kings Court, 12 King Street, Leeds LS1 2HL.
Tel: +44 (0)113 283 2500.
Email: cameron.baloyirigby@walkermorris.co.uk
Ref: Cameron Baloyi Rigby.