

# Lot 30

£12,250 per annum  
exclusive

## Dave Shaw Waste Transfer Station, Clay Lane, Doncaster, South Yorkshire DN2 4RA

Freehold Ground Rent Investment



### Key Details

- Entirely let on lease expiring in September 2091 (No breaks)
- Five Yearly Rent Reviews
- Rental Increase from £10,500 per annum to £12,250 per annum in 2016
- Approximately 1.22 Acres
- Valuable Waste Transfer Licence
- Near to Kirk Sandall Industrial Estate and less than a mile from Kirk Sandall Network Centre
- VAT-free Investment

### Location

**Miles:** 3 miles north-east of Doncaster  
20 miles north-east of Sheffield  
**Roads:** A18, A630  
**Rail:** Kirk Sandall Railway Station  
**Air:** Doncaster Sheffield Airport

### Situation

The property is located on the western side of Clay Lane, close to its junction with Thorn Lane. Kirk Sandall Industrial Estate is located nearby, housing occupiers including Howdens Joinery and Wheatley Pallet Services. Kirk Sandall Network Centre is less than mile away, housing a number of trade occupiers including Plumb Center Doncaster, Pipe Center Doncaster, Drain Center Doncaster and Tiles N Bathrooms.

### Description

The property comprises an industrial site (currently being used as a waste transfer station), with buildings and storage yard. The property benefits from a site area of 1.22 acres.

### Tenure

Freehold.

### VAT

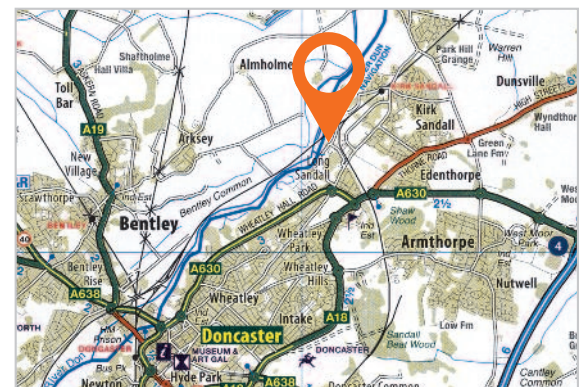
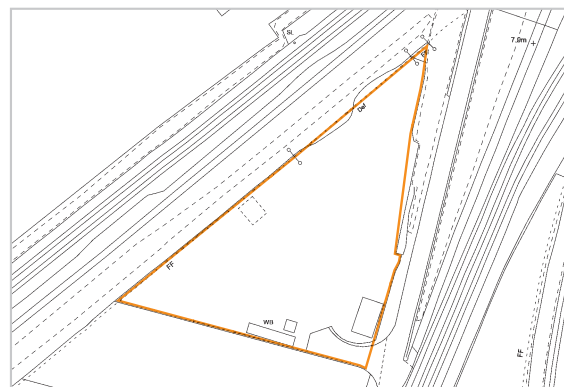
VAT is not applicable to this lot.

### Six Week Completion

## Tenancy and accommodation

Floor	Use	Site Area	Tenant	Term	Rent p.a.x.	Reviews
Ground	Waste Transfer Station	1.22 acres (0.49 hectares)	D. SHAW	99 years from 01/10/1992 until 30/09/2091 on a full repairing and insuring lease	£12,250	01/10/2021 and five yearly thereafter (1)
<b>Totals</b>		<b>1.22 acres (0.49 hectares)</b>			<b>£12,250</b>	

(1) The rent is reviewed on the basis that the property consists of a vacant site upon which no buildings or works have been created – please see the lease.



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