

# Lot 108

£38,000 per annum exclusive

## Plot 10, Grange Lane North, Scunthorpe, North Lincolnshire DN16 1BT Freehold Industrial Investment



### Key Details

- Let to Sharmar Limited
- New 5 year lease from April 2018
- Approximately 20,218 sq ft on 1.34 acre site
- Established commercial/industrial location

### Location

**Miles:** 1.5 miles south-east of Scunthorpe town centre  
21 miles east of Doncaster  
**Roads:** A18, A159, M180 (Junction 4)  
**Rail:** Scunthorpe Railway Station  
**Air:** Robin Hood Doncaster/Sheffield Airport

### Situation

The property is situated in a prominent location on the eastern side of Grange Lane North, approximately 1.5 miles south-east of Scunthorpe town centre in an established commercial/industrial location. Other occupiers in the area include Travis Perkins, Toyota, ATS Euromaster, Scania and a number of local occupiers.

### Description

The property comprises two buildings, with the main building providing ground and first floor office and ancillary accommodation and the rear building providing commercial accommodation on the ground floor only. The property benefits from a site area of approximately 1.34 acres (0.54 hectares) and parking to the front for about 8 cars.

### Tenure

Freehold.

### Note

The Buyer will pay 1.5% + VAT of the purchase price towards the seller's costs.

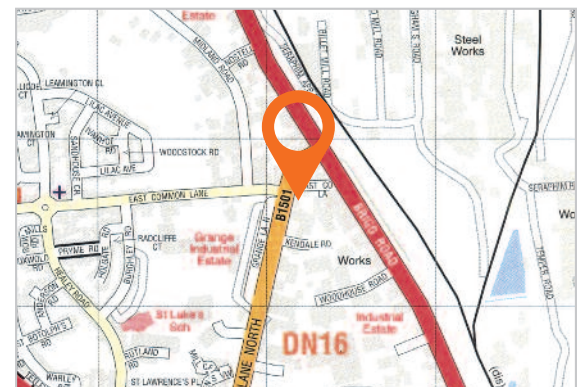
### VAT

VAT is applicable to this lot.

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
Ground	Industrial/Offices	1,326.24 sq m	(14,276 sq ft)	SHARMAR LIMITED (1)	5 years from 10/04/2018 on a full repairing and insuring lease (2)	£38,000
First	Offices	113.90 sq m	(1,226 sq ft)			
Ground	External Store	438.10 sq m	(4,716 sq ft)			
<b>Total</b>		<b>1,878.30 sq m</b>	<b>(20,218 sq ft)</b>			<b>£38,000</b>

- (1) t/a Sharmar Logistics, who have over 20 years expertise in the logistics industry ([www.sharmarlogistics.co.uk](http://www.sharmarlogistics.co.uk)). A rent deposit of £11,400 is held by the Vendor.
- (2) The lease is full repairing and insuring subject to a photographic Schedule of Condition.



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