

On the instructions of the Joint Administrators of Lou's Tyres Limited

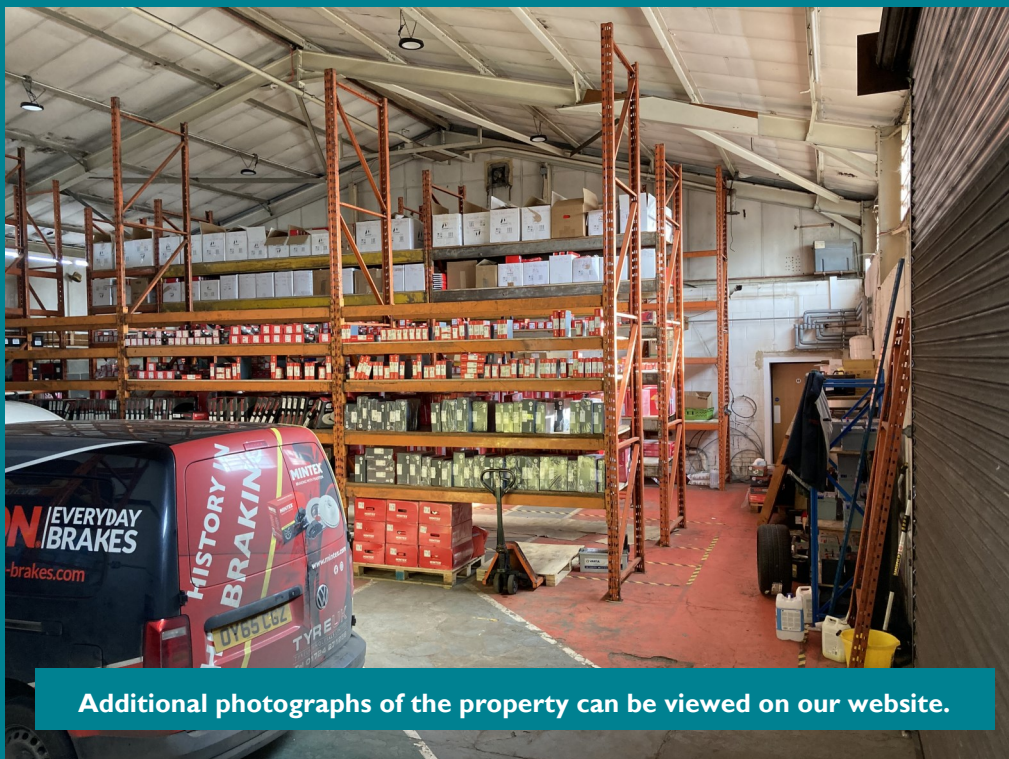
FOR SALE

PLOT S17, NOSTELL ROAD, SCUNTHORPE, DNI6 1DL



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Additional photographs of the property can be viewed on our website.

Detached industrial premises providing offices, training rooms, trade counter and workshop

Located on the corner of Nostell Road and Midland Road

Accessible to Brigg Road and within 4 miles of J4, M180

Total site area 0.6 acres including self contained secure yard

£250,000 for long leasehold interest

LOCATION

The property is situated on the corner of Nostell Road and Midland Road in Scunthorpe. This is an established industrial area situated just off Brigg Road, approximately 1.5 miles to the south east of Scunthorpe town centre and approximately 4 miles to the north west of Junction 4 of the M180 motorway. The majority of businesses in the immediate locality are used for light and general industrial purposes with British Steel being situated on the opposite side of Brigg Road. This is a popular location for many local, regional and some national businesses. Scunthorpe is the principal town in North Lincolnshire and its administrative centre. It is recognised as being an industrial town and is strategically located adjacent to the M180 motorway. The town has an estimated population of just over 80,000 people with a wider catchment area.

DESCRIPTION

The property was built in the 1960's but has been extended and refurbished in part. The main part of the premises comprises a workshop / warehouse building of steel portal frame construction with part brick elevations and has been reclad in recent years with profile sheet cladding to the walls. The main roof is a pitched asbestos sheet roof. There is a single storey off-shoot which wraps around two elevations which is brick construction under a flat floor. There are primarily uPVC framed double glazed windows and entrance with security shutters over. The accommodation provides offices, trade counter and workshop / warehouse. The offices and training rooms have been fitted out to a good standard including perimeter trunking, suspended ceilings, spot and fluorescent lighting and good quality welfare facilities. The office element is heated by gas fired central heating. The total site area is approx. 0.6 acres. The forecourt and parking to the property is of an open plan layout with the main yard being bounded by a dwarf brick wall and palisade fencing. Within the yard there are two pre-fabricated garages.

ACCOMMODATION

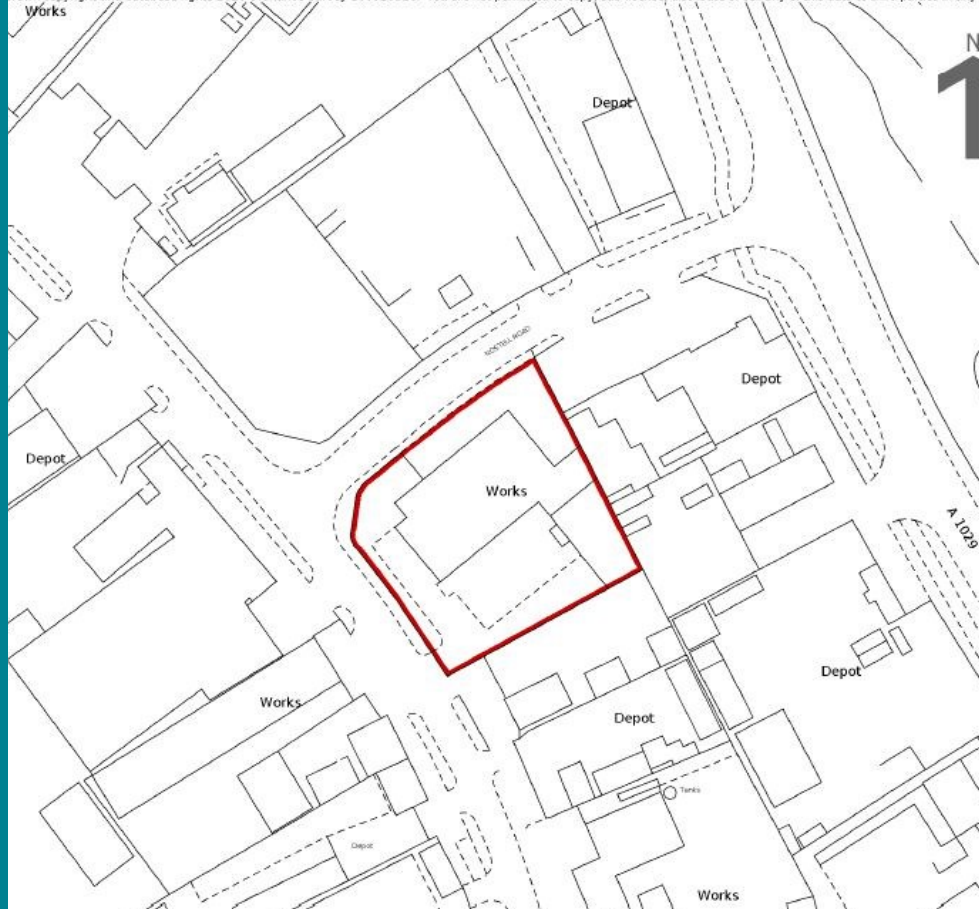
Offices, training rooms & trade counter:	218.43 sq m	(2,350 sq ft)
Parts store:	118.10 sq m	(1,271 sq ft)
Workshop:	211.25 sq m	(2,273sq ft)
Mezzanine storage:	135.89 sq m	(1,462 sq ft)
Total:	683.67 sq m	(7,356 sq ft)

HM Land Registry
Official copy of
Title plan

Title number **HS399758**
Ordnance Survey map reference **SE9010SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **North Lincolnshire**



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TERMS

The property is available for sale at a price of £250,000 for the long leasehold interest.

ADDITIONAL INFORMATION

Tenure: The property is held by way of a ground lease from North Lincolnshire Council dated 27 November 2019 and for a term of 99 years. The current ground rent is £6,000pa, which is due for review in 2029 and 10 yearly thereafter. Permitted uses are B1, B2 and B8.

Local Authority: North Lincolnshire Council.

Rateable Value: £21,750

EPC: The property's current energy rating is D (98)

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

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

Legal Costs: Each party will be responsible for their own legal costs.

VIEWING AND FURTHER INFORMATION

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