

lot 15

Units 1-16, Shaw Lane Industrial Estate, Ogden Road Doncaster, South Yorkshire DN2 4SQ

Rent
£102,864
per annum
exclusive
(subject to
Note 3)

Freehold Industrial Estate Investment

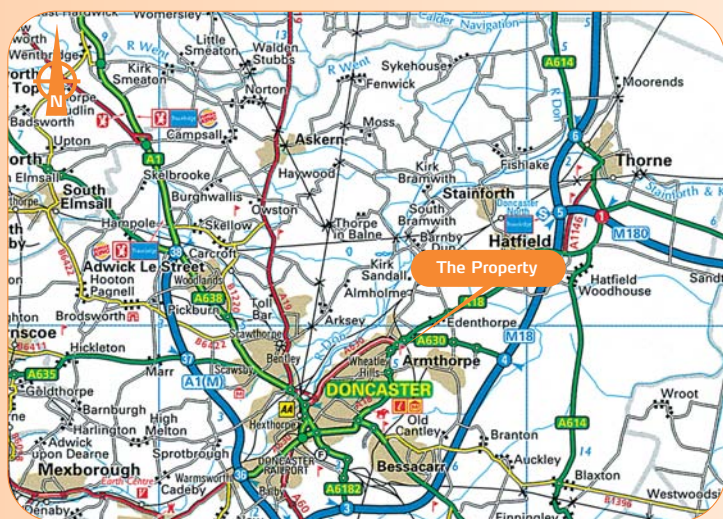
- Comprises 3 blocks of modern warehouse/production units
- Situated in a well established and prominent industrial location
- Benefits from excellent access to the M18 (Junction 4)
- Approximately 1,948.42 sq m (20,973 sq ft) and 1.52 hectares (3.76 acres)
- 6 Week Completion Period Available



Units 10-15



Units 6-9



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Location

Miles: 3 miles north-east of Doncaster,
25 miles north-east of Sheffield
Roads: A630, A18, M18 (Junction 4)
Rail: Doncaster Railway Station
Air: Leeds Bradford International Airport

Situation

The property is situated in a prominent position at the junction of Wheatley Hall Road (A630) and Thorne Road (A18) approximately 3 miles to the west of Junction 4 of the M18 and approximately 3 miles to the north-east of Doncaster town centre.

Description

The property comprises a self-contained estate of 16 well maintained, modern warehouse/industrial units on a secure and gated estate. The property is arranged as 3 blocks around well proportioned shared yards and benefits from dedicated parking, vehicle access loading doors and an eaves height of approximately 3.9 metres

Tenure

Freehold.

VAT

VAT is applicable to this lot.

VIEWING

There will be **one internal block viewing** for this property. Interested parties must register their details with the Auctioneers and provide identification. Please contact Gwen Thomas. Tel: +44 (0)20 7034 4857

Tenancy and accommodation

Unit	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
1	Industrial	Not Measured	Not Measured	THE GREYSTONES TRUST	Approximately 85 years from 25/03/1988	£24.00	(25/11/2073)
2-4	Industrial	Not Measured	Not Measured	THE GREYSTONES TRUST	Approximately 77 years from 08/10/1996	£72.00	(25/11/2073)
5	Industrial	Not Measured	Not Measured	MR & MRS ASKEW	Approximately 85 years from 25/03/1988	£24.00	(25/11/2073)
6	Industrial	232.25 sq m	(2,500 sq ft)	ABCD 1234 LIMITED (Formerly Adel (C & C) Ltd)	10 years from 25/03/2010	£13,000	25/03/2015 (24/03/2020)
7	Industrial	232.25 sq m	(2,500 sq ft)	SALLY SALON SERVICES LTD (1)	6 years from 01/11/2010 (2)	£19,406 (3)	(31/10/2016)
8-9	Industrial	464.51 sq m	(5,000 sq ft)	G POINT 7 LTD	3 years from 29/09/2011 (4)	£20,000	
10	Industrial	171.13 sq m	(1,842 sq ft)	JOHN STEARMAN	5 years from 20/09/2009 (5)	£11,052	(19/09/2014)
11	Industrial	134.71 sq m	(1,450 sq ft)	VACANT			
12	Industrial	134.71 sq m	(1,450 sq ft)	PAUL & ERIC PRICE	5 years from 01/09/2008	£9,200	(31/08/2013)
13	Industrial	83.98 sq m	(904 sq ft)	ABC DESIGN & PRINT LTD	3 years from 30/03/2011 (6)	£4,520	(29/03/2014)
14	Industrial	83.98 sq m	(904 sq ft)	MARTIN MOFFAT & KEVIN STURMAN	3 years from 10/12/2010	£4,068	(09/12/2013)
15	Industrial	234.11 sq m	(2,520 sq ft)	ALAN MOATE (7)	3 years from 19/11/2010 (8)	£10,080	(18/11/2013)
16	Industrial	176.79 sq m	(1,903 sq ft)	ERIKS INDUSTRIAL SERVICES LTD (9)	6 years from 02/12/2011 (10)	£11,418	02/12/2014 (01/12/2017)
Totals		1,948.42 sq m	(20,973 sq ft)			£102,864	

(1) For the year ending 30th September 2010, Sally Salon Services Ltd reported a turnover of £107,465,000, pre-tax profits of £2,402,000 and a total net worth of £17,287,000. (Source: www.riskdisk.com 28/02/2012)

(2) Tenant only option to determine at any time after 1st February 2012 on providing 3 months' written notice.

(3) This rent is a gross figure including an allowance for dilapidations, repairs, service charge, insurance and flexibility (tenant's option to break on 3 months' notice at any time after first 12 months). The rent is subject to a fixed increase to £22,317 p.a. on 1st November 2013.

(4) Tenant only option to determine on 29th September 2012 or 29th September 2013 on providing 4 months' written notice. The tenant will be subject to a break penalty of £5,000 in 2012 and £1,667 in 2013 if the breaks are exercised.

(5) Tenant's only option to determine on 20th September 2012 on providing 6 months' written notice.

(6) Tenant only option to determine on 30th March 2012 or 30th September 2012 or 30th March 2013 and 30th September 2013 on providing 3 months' written notice. The seller advises that the tenant may have absconded.

(7) The seller advises that the tenant may have absconded.

(8) Tenant only option to determine on 19th November 2012 on providing 3 months' written notice.

(9) For the year ending 31st December 2010, Eriks Industrial Services Ltd reported a turnover of £216,447,000, pre-tax profits of £9,641,000 and a net worth of £29,818,000. (Source: www.riskdisk.com 28/02/2012)

(10) Tenant's only option to determine on 2nd December 2014 on providing 3 months' written notice.

For further details please contact:

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