

# OFFICE / INDUSTRIAL INVESTMENT FOR SALE

Unit 4 Phoenix Enterprise Park, Grovehill Road, Beverley, HU17 0JG

**Scotts**

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## Let to Stonbury Limited

### Office/industrial investment opportunity

Parking for c.10 cars with some electric charging points

Rent generated £26,000 per annum

Lease expiring May 2028

**£300,000**  
subject to the current tenant income

#### RATEABLE VALUE

The property is described as 'Offices & Premises' with a rateable value of £13,500.

#### DISPOSAL TERMS

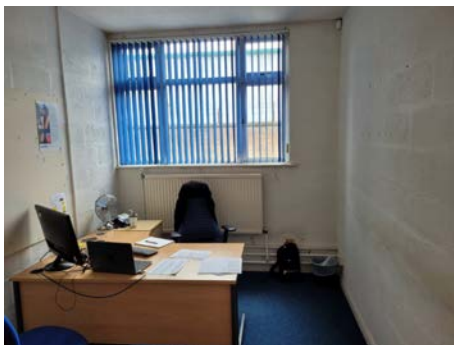
The property is offered For Sale freehold at a guide price of £300,000 subject to the current tenant.

#### LEGAL COSTS

Each party will be responsible for its own legal costs incurred with the purchaser responsible for any Stamp Duty Land Tax that may be payable.

#### FURTHER INFORMATION AND TO VIEW

Contact Tim Powell [Tim@scotts-property.co.uk](mailto:Tim@scotts-property.co.uk) 07801 515165



#### LOCATION / DESCRIPTION

Beverley is a highly regarded market town in East Yorkshire situated approximately 10 miles to the north of Hull.

The property is located on the north side of Grovehill Road Industrial Estate, just on the corner of Beverley's historic shipyard and is approximately 2 miles from the attractive town centre of historic Beverley. The property is located in an area of mixed uses including offices, industrial, storage and showrooms.

The property provides office premises and industrial warehouse, both benefiting from their own access, car parking for around c.10 cars and also benefits from some electric charging points.

The warehouse premises is of single-storey galvanised steel frame construction with insulated profile sheet cladding with eaves height of 3.1m (10 ft) and ridge height of 4.0m (13 ft). The workshop benefits from concrete flooring, 3 phase electricity, 2 manual roller shutter doors of 2m (6.5 ft) wide by 2.8m (9 ft) high and LED strip lighting.

#### ACCOMMODATION

|           |            |               |
|-----------|------------|---------------|
| Offices   | 228.1 sq m | (2,455 sq ft) |
| Warehouse | 113.0 sq m | (1,216 sq ft) |

#### TENANCY

The property is held on a full repairing and insuring lease for a term of years expiring 31 May 2028 paying a rent of £26,000 per annum. The property is let to Stonbury Limited (tenants only break clause 1 June 2025).

Stonbury Limited results:

|                    | 2023        | 2022        | 2021        |
|--------------------|-------------|-------------|-------------|
| Turnover           | £49,240,000 | £44,684,000 | £31,824,000 |
| Pre-tax Profit     | £5,581,000  | £2,333,000  | -£27,000    |
| Shareholders Funds | £9,364,000  | £3,815,000  | £1,926,000  |

**ENERGY PERFORMANCE RATING:** E (112) – valid until 10 September 2034