

39 Hoylake Road,  
Scunthorpe, DN17 2AZ

# FOR SALE

Large workshop with offices  
and mezzanine

Extending to approximately  
450.5 sq m (4,847 sq ft) overall

Established industrial location

Good sized yard

Excellent transport links with  
M180 and new M181 junction

**Guide Price £200,000**

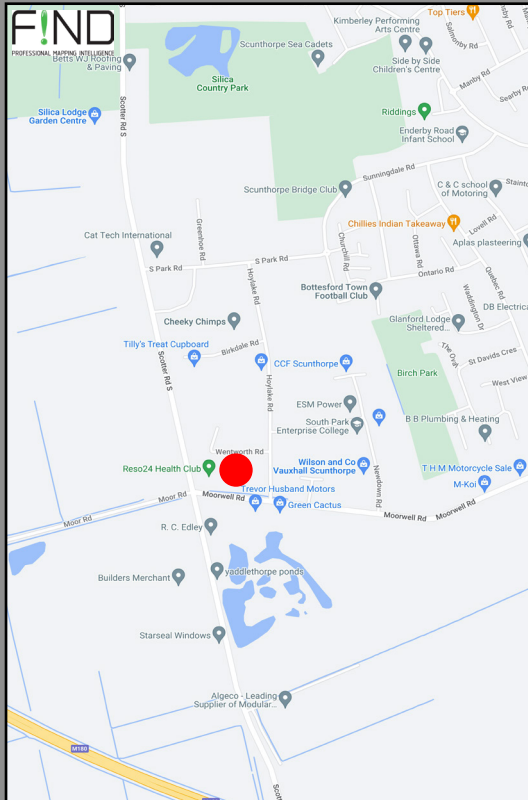


**Scotts**  
01472 267000



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www.scotts-property.co.uk

## LOCATION

The property is located on Hoylake Road within an established mixed industrial area within Scunthorpe. It is situated approximately 2 miles to the south west of the town centre with good transport links to the M180 and new proposed M181 junction at Burringham Road.

## DESCRIPTION

The property comprises a purpose-built industrial premises of steel portal frame with a concrete block inner skin and brick outer skin under a pitched fibre cement roof. The premises have been split into 3 bays, each accessed from North Farm Road via a small concrete surfaced yard with further pedestrian access available from Hoylake Road across a concrete surface car park.

Internally, the premises have been subdivided and benefit from being fitted out to provide offices to part of the ground floor with a mezzanine level above.

Nearby occupiers include a number of motor industry affiliates including servicing, transport and sales as well as various engineering firms.

## ACCOMMODATION

Ground	Industrial	387.3sq m	(4,167 sq ft)
Mezzanine	Office/Stores	63.2 sq m	(680 sq ft)

## TENURE

The property is offered for sale on a long leasehold basis with a remaining term of 55 years at a ground rent of £1,850 per annum.

## RATEABLE VALUE

The new occupier will be responsible for the payment of Business Rates at the property. The premises are listed within the Rating List as 'Workshop & Premises' with a Rateable Value of £14,000 (Source VOA website), although the premises will require reassessment should a change of use take place, the new occupier may be eligible for Small Business Rates Relief but should make contact with North East Lincolnshire Council for confirmation

## DISPOSAL TERMS

The premises are offered For Sale at a guide price of £200,000 for the long leasehold interest expiring in 2077 at a current ground rent of £1,850 per annum.

## ENERGY PERFORMANCE RATING: 'F' (131)

## LEGAL COSTS

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

## FURTHER INFORMATION AND TO VIEW

Contact Kerry Burnett-Cox [kerry@scotts-property.co.uk](mailto:kerry@scotts-property.co.uk) 07749 725316 or Lawrence Brown [lawrence@scotts-property.co.uk](mailto:lawrence@scotts-property.co.uk) 07710 312712.

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