



6 WEEK COMPLETION



SITUATION

Located close to the junction with Stather Road on the Flixborough Industrial Estate which comprises modern light industrial warehouse units and offices.

Flixborough is located approximately 4 miles north of Scunthorpe enjoying excellent road access to Doncaster, Leeds, Grimsby, Lincoln and South Yorkshire via the M181 and M180.

PROPERTY

A large purpose built **Factory/Distribution Unit** on a site of approximately **1.36 acres** comprising an **open plan factory** area with production/packaging rooms, chilling rooms, offices and staff area on the ground floor together with **office** and **storage** accommodation at first floor level. The property benefits from an automatic door for loading and parking for 13 cars.

ACCOMMODATION

Site Frontage	Approx.	205'
Ground Floor GIA	Approx.	21,555 sq ft incl. WCs
First Floor GIA	Approx.	1,375 sq ft

Total GIA **Approx. 22,930 sq ft**

VAT is payable in respect of this Lot
(TOGC available)

£51,195.04 per annum

The Surveyors dealing with this property are
ELLIOTT GREENE and **NICHOLAS LEIGH**

* Refer to Point 9 in the 'Notice to all Bidders' page

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease (subject to a schedule of condition) to **Ready Steady Veg 2014 Limited (whose parent company is Barrowcliffe Limited which reported for Y/E 31/08/15 a T/O of £11.46m, Pre-Tax Profit £1m and Shareholders' Funds £342,000)** as a food processing factory for a term of 12 years from 1st April 2014 at a current rent of **£51,195.04 per annum** exclusive.

Rent Reviews April 2017 and 3 yearly linked to RPI

Tenant's Break April 2017 and 3 yearly



VENDOR'S SOLICITORS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts