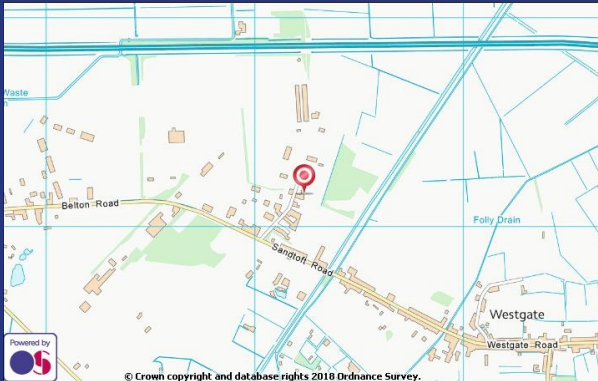


# FOR SALE

**MHS COMMERCIALS  
SANDTOFT INDUSTRIAL  
ESTATE  
SANDTOFT ROAD  
BELTON  
DONCASTER  
DN9 1PN**

- Immediately available.
- Modern industrial unit.
- Large yard 0.55 acres.
- 3 phase electricity, water and drainage.
- Other occupiers on site include Copart Car Auctions.



## INDUSTRIAL

1,541 sq.ft. (143.16 sq.m.)

### Price / Rent

**£200,000**

### Enquiries

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**GARNESS  
JONES**

**Chartered Surveyors**

[www.garnessjones.co.uk](http://www.garnessjones.co.uk)

**01482 564564**



## Location

The unit is located on Sandtoft Industrial Estate, Belton just outside of Doncaster. It is a popular location with good access to the M180 and further motorway network. The immediate area comprises of metal recycling facilities and vehicle dismantlers with the outskirts of the industrial estate having a different types of industrial occupiers.

## Description

The property comprises of an industrial unit constructed around a steel portal frame with an eaves height of approximately 5 m. The unit is clad externally with insulated cladding and has translucent roof lights incorporated within the roof to provide some natural daylight. To the front right hand side of the unit is a personnel door and in the front elevation of the unit are two large commercial roller shutters doors. To the left hand side of the unit is a steel container which has been adjoined to the unit to give additional storage. There is a large yard partly concrete and partly hard standing. The unit benefits from 3 phase electricity and it would appear that to the front of the site there may previously have been placed a portable building which has been served by electricity, water and drainage to provide welfare facilities.

## Accommodation

	SQ FT	SQ M
Industrial unit	1,541	143.16

## Service Charge

There is no service charge implemented on this estate

## Services

It would appear to the industrial unit the only utility services are 3 phase electricity there is however incoming water and drainage located just inside the perimeter fence where a portable building or similar structure has previously been placed.

## EPC Rating

An EPC is available upon request.

## Business Rates - 2018/19

RATEABLE VALUE	RATES PAYABLE
£6,300	

This information has been obtained from the Valuation Office website and has been provided for information purposes only.

From 1 April 2018 eligible rate payers receive 100% relief on properties with a rateable value of £12000 or less. For properties with a rateable value of £12001 to £15000 the rate of relief will go down gradually from 100% to 0%. Further information available from the Local Authority.

## Terms

The property is available freehold at £200,000.

**GARNESS JONES**  
**CHARTERED SURVEYORS**  
 79 Beverley Road, Hull, HU3 1XR

