

INDUSTRIAL PARK AND 4 BEDROOM DETACHED BUNGALOW, BROOMHOUSE LANE, EDLINGTON, DONCASTER DN12 1EW

INDUSTRIAL FOR SALE 369.42 sq m (3,977 sq ft)



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LOCATION

The property has a frontage to Broomhouse Lane to the edge of Edlington which is a small town with full complement of amenities and services lying approximately 5 miles to the south west of Doncaster town centre.

Nearest entry to the regions extensive motorway network is at Junction 36 of the A1(M) with a journey distance of two miles approx.

DESCRIPTION

The property comprises a small industrial estate of 5 workshop units with detached bungalow in private grounds on a broadly rectangular shaped site measuring 0.14 hectares (0.35 acres) or thereabouts with central yard and forecourt frontage to Broomhouse Lane.

The detached bungalow to the front of the site is of dormer style with 4 bedrooms, lounge, dining room, kitchen, bathroom and shower room leading off centre hall/landing and stairs. Window openings are fitted with UPVC frames incorporating double glazing panels. The property sits in private grounds with fence line enclosure.

The majority of workshop units are of steel frame construction with block external/party walls under mono pitched roofs. Each property benefits from electric roller shutter door and wc/wash hand basin facilities. Workshops 4 and 5 have planning consent for a MOT Test Centre including Classes 4 and 7 vehicles and benefit from inspection pit.

The centre yard area provides useful space for external storage/portakabin offices/staff/customer car parking.

The forecourt to the front of the bungalow has excellent exposure to Broomhouse Lane and is currently being utilised as a second hand car sales pitch and allows for display of up to 20 vehicles.

SUMMARY

- 5 Workshop Units measuring 369.42 sq m (3977 sq ft) approx.
- 4 bedroom detached dormer style bungalow
- Total site area of 0.14 hectares (0.35 acres) approx
- Current rental income from workshops/yard of £17,680 per annum
- Bungalow offered with vacant possession
- Workshop 4 and 5 with planning consent for Class 4 and 7 MOT Testing Station currently unoccupied

ACCOMMODATION

The accommodation is measured on a gross internal floor basis and the following figures are for guidance purposes only.

	Sq m	Sq ft
Workshop 1	60.00	656
Workshop 2	63.89	688
Workshop 3	63.89	688
Workshop 4	98.96	1065
Workshop 5	82.68	890
Total Usable Floor Area	369.42	3977

The bungalow has a gross internal floor area of 206 sq m (2217 sq ft) approx.

TERMS

The property is available on a freehold interest, subject to existing lease agreements on all the workshop units and a short term letting of the forecourt fronting Broomhouse Lane.

- Workshop 1, 2 and 3 are let on monthly terms for storage/vehicle repair uses at rents of £80 per week.
- Workshops 4/5 are currently unoccupied but with letting potential at circa £18,000 per annum.

The car sales forecourt is let on a monthly basis from 22 November 2013 at a rent of £100 per week.

PRICE

Offers around £650,000 are sought for the freehold interest subject to the several lease/tenancy agreements.

BUSINESS RATES

The workshop units are included in the 2010 Valuation List at the following rateable values:

Workshop 1 - £2,600
Workshop 2 - £2,750
Workshop 3 - £2,750
Workshops 4/5 - £6,100

The detached bungalow is included within Band C for Council Tax payment purposes.

Please note this figure does not constitute the business rates payable.

SERVICES

The workshop units benefit from mains water and three phase electricity supply.

The bungalow has a propane fuel central heating system with full radiator network.

The site drainage is to a septic tank.

The mention of any appliances and/or services within these lettings/sales particulars does not imply they are in full and efficient working order.

EPC

F 31

Summerfield

E 105

Units 1, 2 & 3

F 135

Unit 4

A copy of the Certificates and Recommendation Report are available on request.

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PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

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