



Investment Property

Fairfield Way, Stainsacre Industrial Estate, Whitby, YO22 4PU



RICHARDSON & SMITH
Chartered Surveyors • Auctioneers • Valuers • Estate Agents



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INVESTMENT PROPERTY

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- **7,507 sq ft (697.4 Sq M)**
- **High calibre tenant**
- **External car parking/yard space**
- **Long Lease Covenant**
- **Excellent commercial location**
- **Trade counter and staff facilities**

DESCRIPTION

This is modern high bay warehouse facility with ample external car parking/yard space. Internally the premises are very well presented having a trade counter facility along with supporting offices and staff facilities.

Access is via a 15ft 9in x 13ft roller shutter door. 3 phase electricity is included.

This is a unique investment opportunity with a high calibre tenant.

LOCATION

The premises are superbly located to the rear of 'The Food Warehouse' and 'Aldi supermarket' just off the main Whitby to Scarborough road A171 on the south side of Whitby.

Other occupiers on the Stainsacre Lane Industrial Estate include 'Whitby Seafood' and 'Jewson Builders Merchants'.

VIEWING

Viewings by appointment. All interested parties should discuss this property, and in particular any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property. Please call our office on 01947 602298 to arrange a viewing.

Or, alternatively contact our joint agents Lee Carnley or Isobel Smith from Vickers Carnley. www.vickerscarnley.co.uk
Crown Court, Wakefield, WF1 2SS. Tel: 01924 291500.

TENURE

The freehold of the property will be sold, subject to the occupation by the commercial tenant. The tenant's business is not affected by this sale.

ACCOMODATION

114ft 4in x 65ft 8in = 7,507 sq ft
Includes trade counter/reception, office, Wc facilities and kitchen
Door height 15ft 9in x 13ft width

LEASE DETAILS

10 year lease. Let to 'HOWDENS JOINERY PROPERTIES LTD'
from 1st December 2023 and ending on and including 30th
November 2033.

Annual rental £40,000.00 paid quarterly in advance

Landlord rent review 1st December 2028

The lease is available to view upon request.

RATES

We understand from the VOA website that the property has a
rateable value of £30,500. from 1st April 2023. The rates payable is
calculated by applying the current small business rates multiplier of
49.9 p. Inter-ested parties are advised to confirm the above figures
with the local authority.

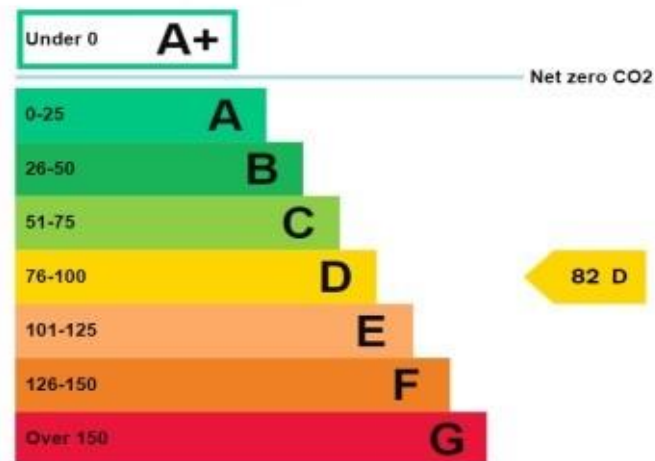
LEGAL COSTS

Each party is responsible for their own legal costs.

VAT

VAT will be charged at the standard rate where applicable.

This property's energy rating is D.



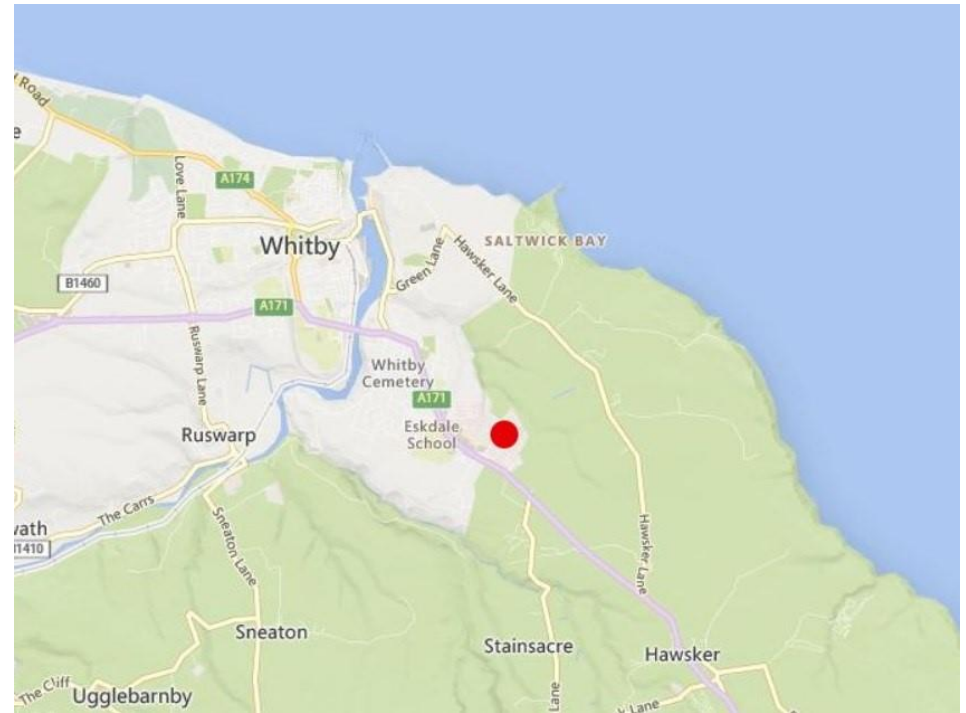
Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions
are likely to be.

IMPORTANT NOTICE

Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order as these have not been tested. Purchasers are advised to seek their own survey and legal advice.

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Joint Agents



Vickers carnley

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