

THE JR PORTFOLIO

An opportunity
to acquire
**FIVE income
producing
freehold properties**
across Yorkshire and
Humberside

On the instructions of
the Joint Administrators
Mazars LLP

FOR SALE

EXECUTIVE SUMMARY

Address	NIA Sq. ft.	Tenure	Title No.	Rateable Value	Lease Commencement Date	Tenant	Passing Rent (per annum)	Lease Expiry date	Quoting terms (STC)	
Cantley Bridge Works, Bawtry Road, Doncaster DN4 5NJ	1,277	Freehold	SYK340029	£9,600	09/06/2023	Mindful Memorials Ltd	£6,000 (fixed uplift to £12,000 as of March 2024)	08/03/2028	£175,000	under offer
21 - 27 Walton Street, Hull, HU3 6JB	2,590	Freehold	HS104351	£10,250	08/06/2023	Mindful Memorials Ltd	£7,998 (fixed uplift to £15,996 as of March 2024)	08/03/2028	£235,000	
Manor Road, Scarborough, YO12 7RT	625	Freehold	NYK148984	£3,800	08/06/2023	Mindful Memorials Ltd	£3,000 (fixed uplift to £6,000 as of March 2024)	08/03/2028	£75,000	
Union Lane, Selby, YO8 4AX	320	Freehold	NYK149006	£1,850	08/06/2023	Mindful Memorials Ltd	£2,250 (fixed uplift to £4,500 as of March 2024)	08/03/2028	£50,000	
49 Cemenry Road, York, YO10 5AJ	839	Freehold	NYK11555	£4,600	08/06/2023	Mindful Memorials Ltd	£4,248 (fixed uplift to £8,496 as of March 2024)	08/03/2024	£100,000	under offer



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LOCATION

The property is situated on the northeast side of the A638 Bawtry Road (dual carriageway) immediately to the north of the junction with the B1396 Cantley Lane and to the south of the Junction with The Avenue approximately 2 miles to the south of Doncaster town centre.

The property is in a predominantly residential area with a small retail parade immediately to the north.



DESCRIPTION

The subject property is a level rectangular shaped site with a frontage to Bawtry Road (access is only from the southbound carriageway). The site has a tarmac surfaced forecourt with a fenced and gravel surfaced yard area to the rear. The showroom/office building is to the south of the site with the workshops running to the rear along the southern boundary. There is a detached showroom building to the rear of the yard.

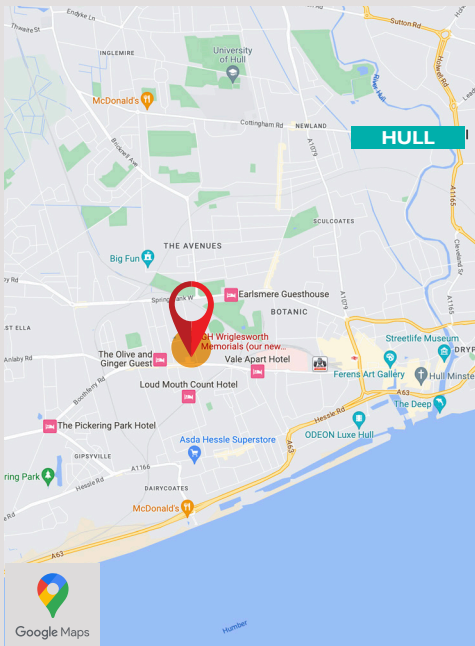
The main showroom and offices are of brick construction, externally rendered under a flat roof clad with mineral felt. The front elevation has a showroom window with timber frame. Internally the accommodation has painted plaster walls and ceilings fitted with spotlights. The building has a concrete floor.

The workshops are to the rear of brick wall construction with flat roofs supported on steel and clad with boarding and mineral felt. The units have concrete floors, and the internal walls are fair faced brick. We understand that the site has all mains services except for a gas supply. Heating to the showroom/office is by wall mounted hot air blower (electric) and free-standing plug-in heaters. There is no heating to the workshops.



LOCATION

The subject property is located on Walton Street at the junction with Goathland Close approximately 100m to the north of the junction with Walton Street with the A1105 Anlaby Road. Walton Street runs north/south between Spring Bank West to the north and Anlaby Road to the south. To the western side of Walton Street facing the subject property is West Park. The property is approximately 2 miles to the west of Hull city centre via Anlaby Road. The immediate area is predominantly residential with some commercial and industrial property.



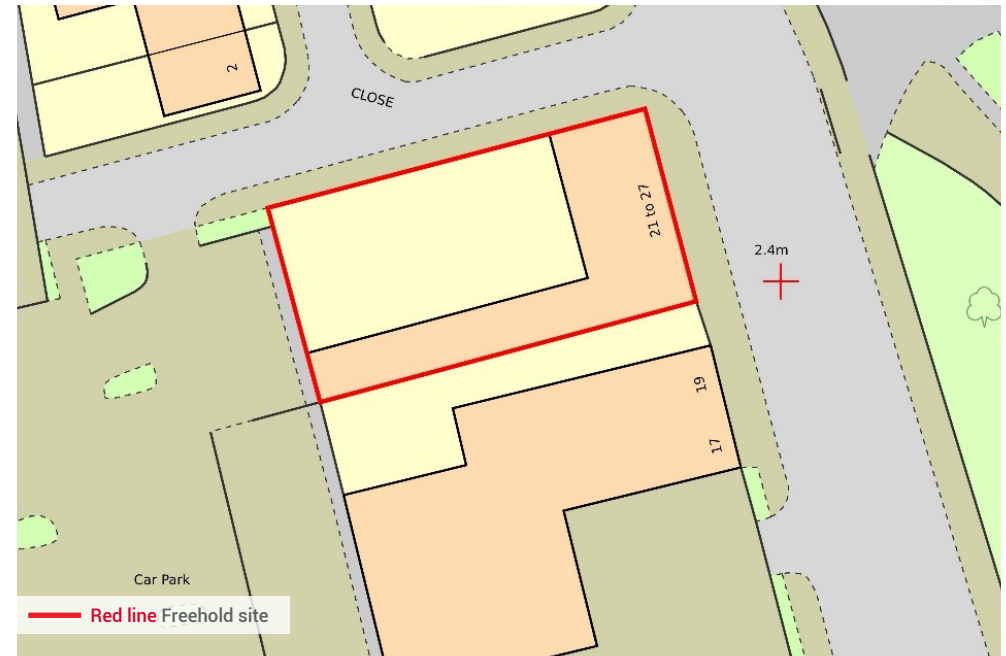
DESCRIPTION

The subject property is on a rectangular shaped site with a frontage to both Walton Street and Goathland Close. The showroom and office section has a frontage to Walton Street with the offices running to the west of the office section. There is a concrete surfaced yard area with access off Goathland Close.

The Office Showroom is single storey and of brick wall construction under a pitched roof clad with profiled steel sheet panels. The building has showroom windows to the Walton Street frontage. Internally the showroom/offices have painted plaster walls and ceilings and concrete floors. The accommodation is fitted with spotlights and heating by electric fan units or free standing plug in electric heaters. There is a small kitchenette and staff wc/wash basin.

The Workshops are of brick wall construction with pitched roof supported on steel and clad with profiled steel sheet panels. The windows have been replaced with PVCu units. Internally the walls are fair face brick and the floors concrete. The unit has fluorescent lighting and is not heated.

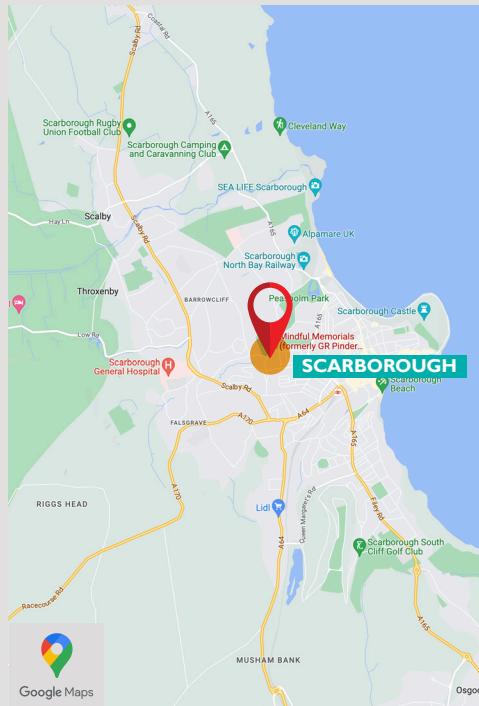
The yard area has timber boarded fencing to the Goathland Close and rear frontages and double metal access gates.



LOCATION

The property is on the eastern side of Manor Road approximately 100m to the north of the junction with Woodland Ravine and approximately 1 mile to the west of Scarborough town centre. The area is predominantly residential with the southeastern end of Peasholm Park and Manor Road Cemetery opposite the subject property.

The property has a vehicle access off Back Lyell Street and an alleyway to the rear of the commercial unit to the south.

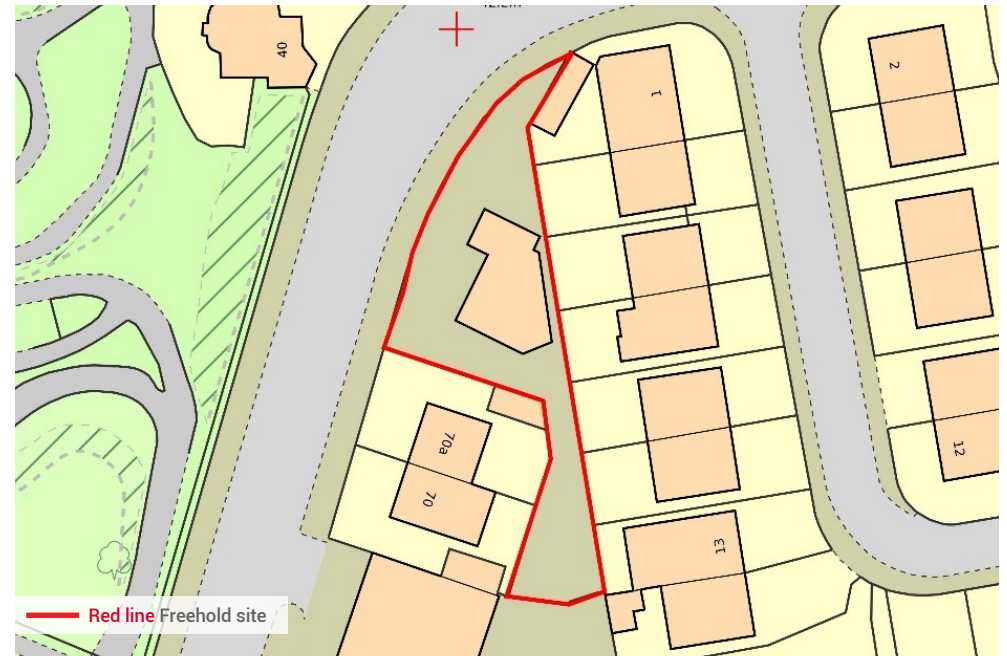


DESCRIPTION

The subject property is a detached showroom/office and workshop located on a small site fronting Manor Road in a mainly residential area of Scarborough. The building is single storey of brick construction with the front and side elevations rendered. The building has a part pitched roof clad with clay tiles and part flat roof (to the rear) clad with boarding and mineral felt.

Internally the showroom and office to the front have painted plaster walls and ceilings with spotlights. The windows are sealed double glazed units with UPVC frames. Heating is by electric fan units or standalone plug-in heaters. There is a small kitchenette and staff wc.

To the rear is a workshop of brick wall construction with a concrete floor. To the side (south) is an area of unused grassed land with vehicle access via the alley to the rear of Lyell Street. We understand the property has all main services with the exception of a mains gas supply.



LOCATION

The subject property is located to the western side of Union Lane approximately 250 m to the northeast of the Junction with the A19 Trunk Road which runs between York approximately 14 miles to the north and Doncaster 21 miles to the south. Union Lane runs in a loop to the east of the A19 and is in a mainly residential area approximately 450 m to the southwest of Selby Town Centre.

Selby which has a population of 19,760 (2021 Census) is on the River Ouse and developed as an inland Port. The town was the centre of the Selby Coalfield and had large grain maltings and flour mills the former of which have closed and are proposed as redevelopment for housing.



DESCRIPTION

The subject property is a single storey rectangular building on a triangular shaped site. The building is of brick construction externally rendered with showroom windows to the front elevation. The building has a lean-to roof supported on timber and clad with felt.

The interior has painted plaster walls and ceilings with exposed timber beams. The solid floor is surfaced with timber flooring. There are timber framed showroom windows to the front elevation. The building has spot lights and heating is by stand-alone electric heaters.

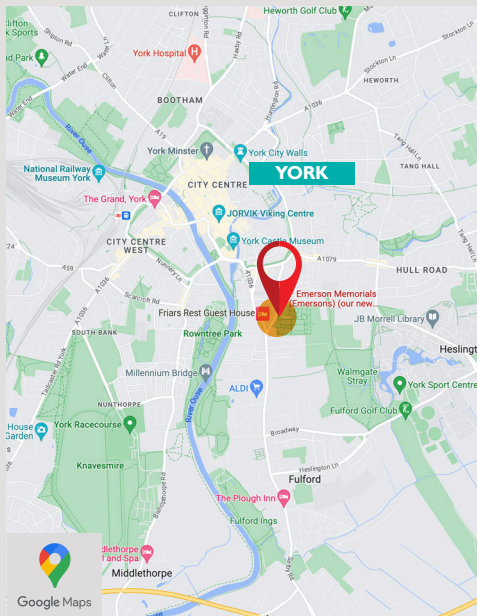
There is a kitchenette with fitted units and stainless-steel sink and a separate staff wc with wash basin. The yard/parking to the front is concrete surfaced and provides room for parking 2/3 cars. The property is fitted out as a showroom and office for the sale of memorials/headstones.



LOCATION

The property is situated within York Cemetery, located at the entrance and to the right (east) of the main gates and opposite the Gatehouse/Cemetery Office.

The Cemetery is to the east of Cemetery Road (A19) which runs north/south between the A1036 (Paragon Street/Foss Islands Road) approximately 425m to the north at the junction with the A1079 Hull Road and south with the A1036 (Fishergate) where it becomes the A19 Fulford Road approximately 225m. The Cemetery is in the Fishergate/Fulford area of the city approximately 1 mile to the southwest of York city centre.

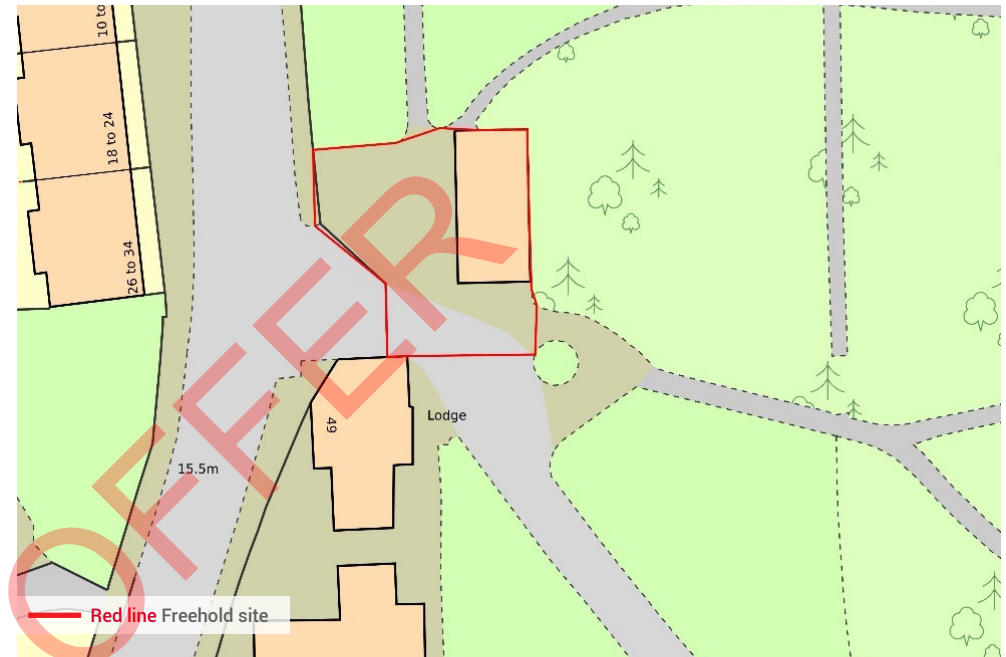


DESCRIPTION

The property is a rectangular single storey building of concrete block wall construction under a pitched roof supported on timber and clad with slate. The building has been refurbished to a good standard and has PVCu double glazed windows throughout. The building originally had a garage to the north side, and this has been incorporated into the building and converted to Office, Kitchenette.

Internally there is an office, staff amenity area meeting room and showroom. The building has a concrete floor with tile covering, painted plaster walls and ceilings and is fitted with spot lights. We understand the building is heated by free standing electric heaters.

There is a gravel surfaced forecourt area to the western side with parking for approximately 3 cars.



PLANNING

The properties are in located in areas administered by different local authorities, therefore we advise that parties undertake their own planning enquiries.

DATA ROOM

For further information,including a Title Pack, EPC's and other relevant documentation is available via a sale data room, details of which can be made available upon request.

TERMS

The freehold interests of the subject properties are available individually or as a whole, subject to the tenancy agreements. Quoting terms are stated in the Executive Summary. Subject to Contact.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.



VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

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SALE ON BEHALF OF THE JOINT ADMINISTRATORS

This property is being marketed for sale on behalf of the Joint Administrators and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Administrators to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Administrators are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

ANTI-MONEY LAUNDERING

All bidders will be required to provide AML information in accordance with HMRC regulations prior to submitting an offer. Full bidding details can be provided on request.

TENANT COVENANT

Mindful Memorials Ltd was incorporated in December 2022.

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