

0114 2449121

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Eddisons

INVESTMENT - FOR SALE

ON BEHALF OF BEGBIES TRAYNOR ACTING AS LIQUIDATORS



**UNIT 4, HAYFIELD BUSINESS PARK, HAYFIELD LANE, DONCASTER, SOUTH YORKSHIRE
DN9 3FL**

Price: £465,000 Long Leasehold

Size: 4,157 sq ft (386.19 sq m)

- Part tenanted office producing £22,000 per annum exclusive.
- Vacant ground floor office extending to 2,078 sq ft.
- Car parking for 13 cars.

LOCATION

The property is located on the south side of Haywood Lane immediately adjacent to Doncaster Sheffield Airport. This is a popular office location in a fast developing area.



DESCRIPTION

The property comprises a two storey detached office building of steel frame construction. The first floor is let by way of a formal lease whilst the ground floor is currently vacant. Internally the property is arranged to provide open office areas with kitchen areas included. The building core provides male, female and disabled WC's, as well as a 5 person 400 kg lift. Externally to the front there are 13 dedicated car spaces in the shared hard surfaced yard.

ACCOMMODATION

All measurements are approximate prepared on a net/gross internal area basis. IPMS areas are available on request.

	M ²	SQ FT
Ground Floor		
Offices including Kitchen area	193.14	2,078
First Floor		
Offices including Kitchen area	193.26	2,079

EPC

The property has an EPC of D(86). A copy of the EPC is available from the agent.

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has Rateable Values of:-

FLOOR	DESCRIPTION	RATEABLE VALUE
Ground	Offices and Premises	£20,050
First	Offices and Premises	£20,055

TENANCY

The entire first floor of the property is let by way of a 10 year effectively full repairing and insuring lease from 2016 at a current rent of £22,000 per annum exclusive. A copy of the lease is available upon request.

PRICE

Long Leasehold Asking Price - £465,000
Long lease from March 2006 for 999 years at a fixed annual rent of £10.

VAT

We understand VAT may be payable on the purchase price or other items detailed above. Interested parties are requested to satisfy themselves as to the applicable VAT position, if necessary by taking the appropriate professional advice.

LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

VIEWING

Strictly by appointment with the sole agents:- Eddisons
1 Blackburn Road
Sheffield, S61 DW
Contact: Paul Oddy or Adrian Lunn
Paul.Oddy@eddisons.com/Adrian.Lunn@eddisons.com
(0114) 2449121

Ref:

For more information, visit eddisons.com
T: 0114 2449121

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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