



**Sovereign House, Arkwright Way, Scunthorpe,
North Lincolnshire, DN16 1AL**

**OFFICE
FOR SALE**



- Modern detached office
- Ground floor 194.5sq m (2,093sq ft)
- First floor 180.1sq m (1,938sq dft)
- Available with vacant possession
- Dedicated parking

Sale Price £155,000 plus VAT
neal@cravenwildsmith.co.uk



Location

Sovereign House is part of the Queensway Court office development adjacent to the Queensway Industrial Estate. The A18 Queensway links the M180 and Town Centre. The property is close to the steelworks, Morrison's Supermarket and Lakeside retail park. The location is shown on the plans below.

Description & Accommodation

A purpose built detached office with dedicated parking to three sides.

The building is currently used as an established business centre, it is well partitioned to create cellular offices around the perimeter with a central core of shared space. The accommodation is very well presented.

Tenure

The property is held on a lease for 125 years less 3 days from 1st January 1990, the ground rent is £7,138pa subject to review. A variable service charge is payable for estate maintenance, the current annual charge (January 2024) is £2,070.

Business Rates

The property currently has 12 Rateable Values (RV) in the 2023 list ranging from £800 to £6,900. This information was obtained from an inspection of the VOA website in January 2024. **The RV is NOT the rates you pay for further information see <https://www.gov.uk/calculate-your-business-rates>**

Energy Performance Certificate (EPC)

The property has an expired EPC, the expired certificate had an energy performance asset rating of 65 putting it in band C. A copy of the certificate and recommendations report is available on request. An assessor has been instructed to produce a new EPC.

Offer Procedure:

To make an offer on this property supply us with the relevant details, which will be passed on to our client. To advise our clients we will need to establish your ability to proceed, which may include financial qualification by an Independent Referencing Company.

Viewing

For viewings & further information contact: Craven Wildsmith on: **01302 36 86 86**
Email: neal@cravenwildsmith.co.uk
Search online www.cravenwildsmith.co.uk

Money Laundering:

To comply with AML Regulations, identity checks and confirmation of the source of funding is required from any purchaser or lessee.

To let a property from Craven Wildsmith, you must be able to provide:

- Email address and contact number
- National Insurance Number
- 3 months Full Bank Statements
- 3 Months Payslips
- Proof of Current Address
- Proof of Income
- Previous AST / Mortgage Statement

Privacy Policy

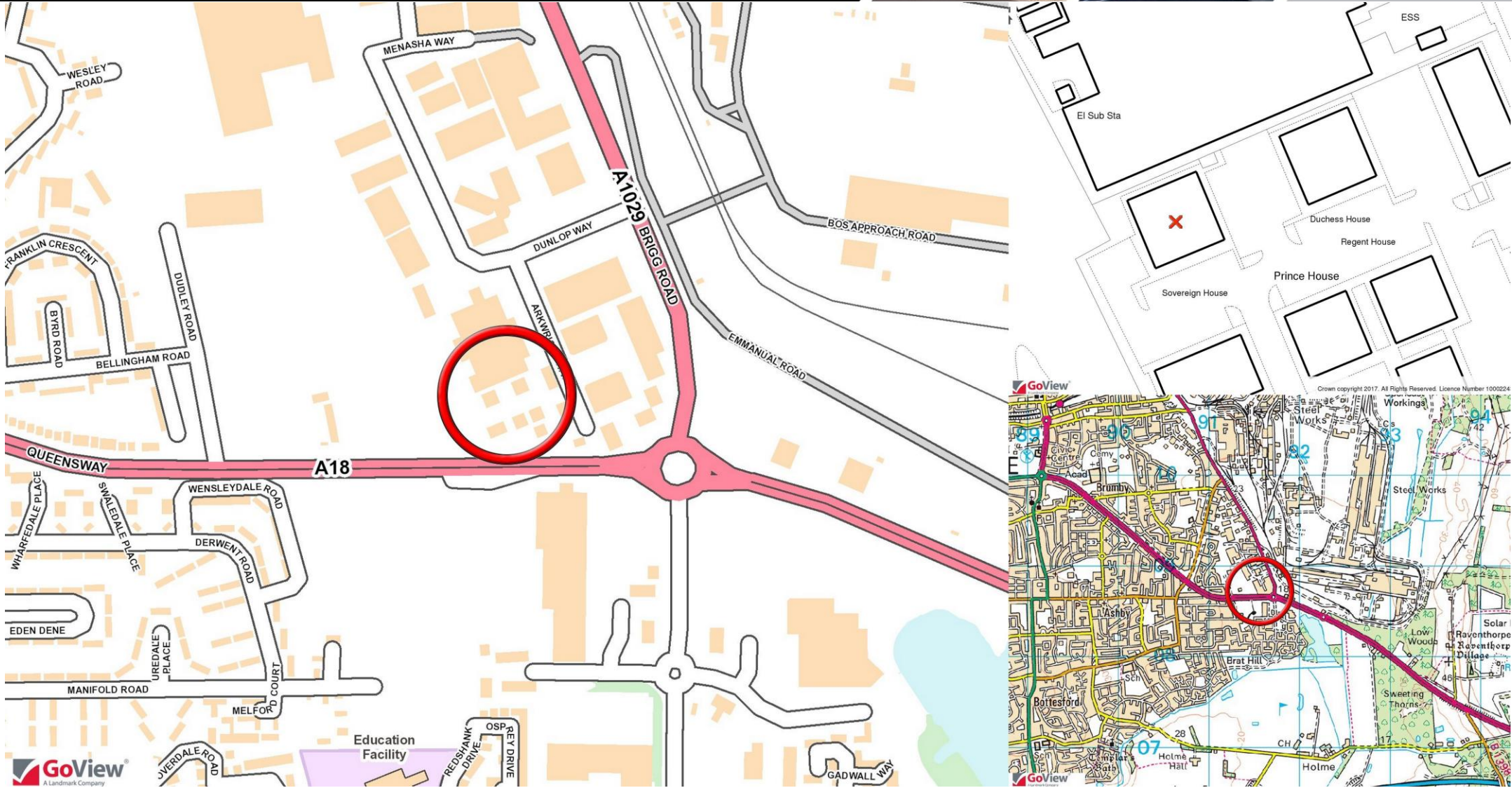
See <http://craven-wildsmith.co.uk/about/privacy-policy/>



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Craven Wildsmith advise both Landlords and tenants. We can do everything from finding a property to selling it and everything between. Are you **looking for a property** to occupy or as an investment, we have a **property finding service** for residential and commercial properties for both occupation and investment.

Once you have found the property you need to determine if it is the right one. We offer pre purchase or pre tenancy advice including **surveys, valuations and reports on condition**. **Tenants need to take advice before signing a lease; it can save £100,000s at the end of the lease.**

Do you have a property or portfolio to MANAGE? Craven Wildsmith specialise in the letting and management of all types of RESIDENTIAL & COMMERCIAL property. During the term of the lease many types of issues arise including rent reviews, landlord and tenant disputes, dis-repair, rent payment difficulties etc. At the end of a lease we can help with renewal of the lease to the existing tenant or vacation of the property including dealing with any dilapidation (disrepair) or other outstanding issues. We can then **SELL OR LET the property as Craven Wildsmith** – we specialise in the sale and letting of most types of commercial property.

Even if you are not buying or renting from Craven Wildsmith call us on 01302 36 86 86 to discuss how we can help you.

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6. In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists impression or architects drawings or specification or scope of works or amenities, infrastructure or services, or information concerning views, character or appearance and timing concerning availability or occupation and the prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Craven Wildsmith shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.