

FOR SALE



LAND & BUILDINGS REAR OF 36 FLORENCE AVENUE, DONCASTER, DN4 0PZ

- Industrial Investment
- 1,318 Sq Ft on 0.34 acres
- New 3 Year Lease at £36,000 pax
- Close to J36 of A1 & City Centre
- High Yielding

Location

The property is located in the Balby area of Doncaster which is a short drive to the City Centre and is well placed to take advantage of the regions motorway network with J36 of the A1 within a 4 minute drive.

Description

A single let brick built industrial investment comprising a detached workshop / industrial unit sitting within a large yard of 0.34 acres.

The workshop provides 3 phase power supply, roller shutter access door, open plan space, w/c, small mezzanine area and an office. Externally it provides good amount of open storage space and concrete hard standing. Max eaves 5.1m.

There is a partly built unit in situ of 854 sq ft which can be completed and can potentially generate further income STPP.

The site benefits from a rare planning permission for use as a haulage yard, caravan storage and vehicle repairs under ref 96/3608/P.

Accommodation

Main Workshop: 122.45 Sq M (1,318 Sq Ft)
Part Built Unit: 79.36 Sq M (854 Sq Ft)
Site Area: 0.34 Acres

Tenancy

The property is let on a new 3 year FRI lease to a local car mechanic at £36,000 per annum exclusive.

Asking Price

Offers in the region of £350,000.
Reflecting a high Net Initial Yield of 9.91%

EPC

To be confirmed.

Anti Money Laundering

Purchaser's will have to supply information to comply with Anti Money Laundering regulations.

VAT

No Vat.

Tenure

Freehold.

Viewings

By appointment – please get in touch.

Contact

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