

**GRICE &
HUNTER**

**Chartered Surveyors
Estate Agents & Valuers
Est 1924**



**SCUNTHORPE LAWNMOWER LIMITED
187 COTTAGE BECK ROAD, SCUNTHORPE, DN16 1TR.**

- Freehold Showroom, Trade Counter and Workshop Premises • Extending to approx. 803.85m² (8,653ft²) plus approx. 345.6m² (3,720ft²) of Mezzanine •

OVERALL ACCOMMODATION (all measurements approx. only)		Gross Internal Area
BUILDING ONE	Showroom, Admin, Workshop, etc. Mezzanine	726.6m ² (7,821ft ²) 324.6m ² (3,494ft ²)
BUILDING TWO	Workshop Mezzanine	77.25m ² (832ft ²) 21m ² (226ft ²)
TOTAL BOTH BUILDINGS (all measurements approx. only)		1,149.45m² (12,373ft²)
DETAILED SCHEDULE OF ACCOMMODATION		Gross Internal Area
DETACHED BUILDING ONE – (western end of the overall site)		
SOUTHERN SECTION		
Workshop/Garage		28.37m ² (305ft ²)
Approx. 70% with minimum eaves height of around 5 metres, remainder reduced height. One 3m wide roller shutter door.		
Lobby and understairs area		10.22m ² (110ft ²)
Showroom		80.45m ² (866ft ²)
Approx. 2.5 metres floor to ceiling height and including small open understairs area.		
Mezzanine Storage		97m ² (1,044ft ²)
NORTHERN SECTION		
Showroom		195.36m ² (2,103ft ²)
Minimum eaves height approx. 3 metres.		
Reception/Entrance/Workshop/Stores/Offices, 2 Kitchens/2 Toilets		207.2m ² (2,230ft ²)
One 2.2 metre wide roller shutter door to front (south) elevation.		
Mezzanine		175.6m ² (1,890ft ²)
Workshop		205m ² (2,207ft ²)
Minimum eaves height approx. 3 metres but approx. 25% limited floor to ceiling height due to mezzanine.		
Approx. 4 metre wide roller shutter door to eastern side elevation.		
Mezzanine		52m ² (560ft ²)
TOTAL GROUND FLOOR		726.6m² (7,821ft²)
TOTAL MEZZANINE		324.6m² (3,494ft²)
BUILDING TWO (TO EAST OF BUILDING ONE)		
Detached Building		77.25m ² (832ft ²)
Minimum eaves height approx. 4.8 metres (but approx. 30% has a reduced height due to mezzanine). Two 3 metre wide roller shutter doors to the front (south) elevation.		
Mezzanine		21m ² (226ft ²)

EXTERNAL

Tarmacadam/concrete surfaced yard of approx. 48m x 18m.

To Building One there is an external projecting canopy (11m x 3.5m).

CONSTRUCTION

Steel framed.

External walls are a combination of brickwork and profile steel sheets.

Pitched profile steel sheet clad roofing.

LOCATION

Long established area just to the west of the A1029 and approx. 1 mile to the south-east of Scunthorpe town centre.

Scunthorpe has a reported population of around 81,576 (as at 2021 Census).

The port of Immingham is approx. 22 miles to the east and Grimsby is just a few miles beyond this.

Humberside Airport is approx. 14 miles to the east and Junction 4 of the M180 is approx. 4 miles drive.

RATEABLE VALUE

This site comprises a total of four detached buildings (the fifth has been previously sold).

The rateable value for **all four** buildings is £28,000 and therefore this will need to be apportioned to reflect the two buildings which we are now offering for sale.

VAT

Election to charge VAT. To be confirmed.

VIEWING

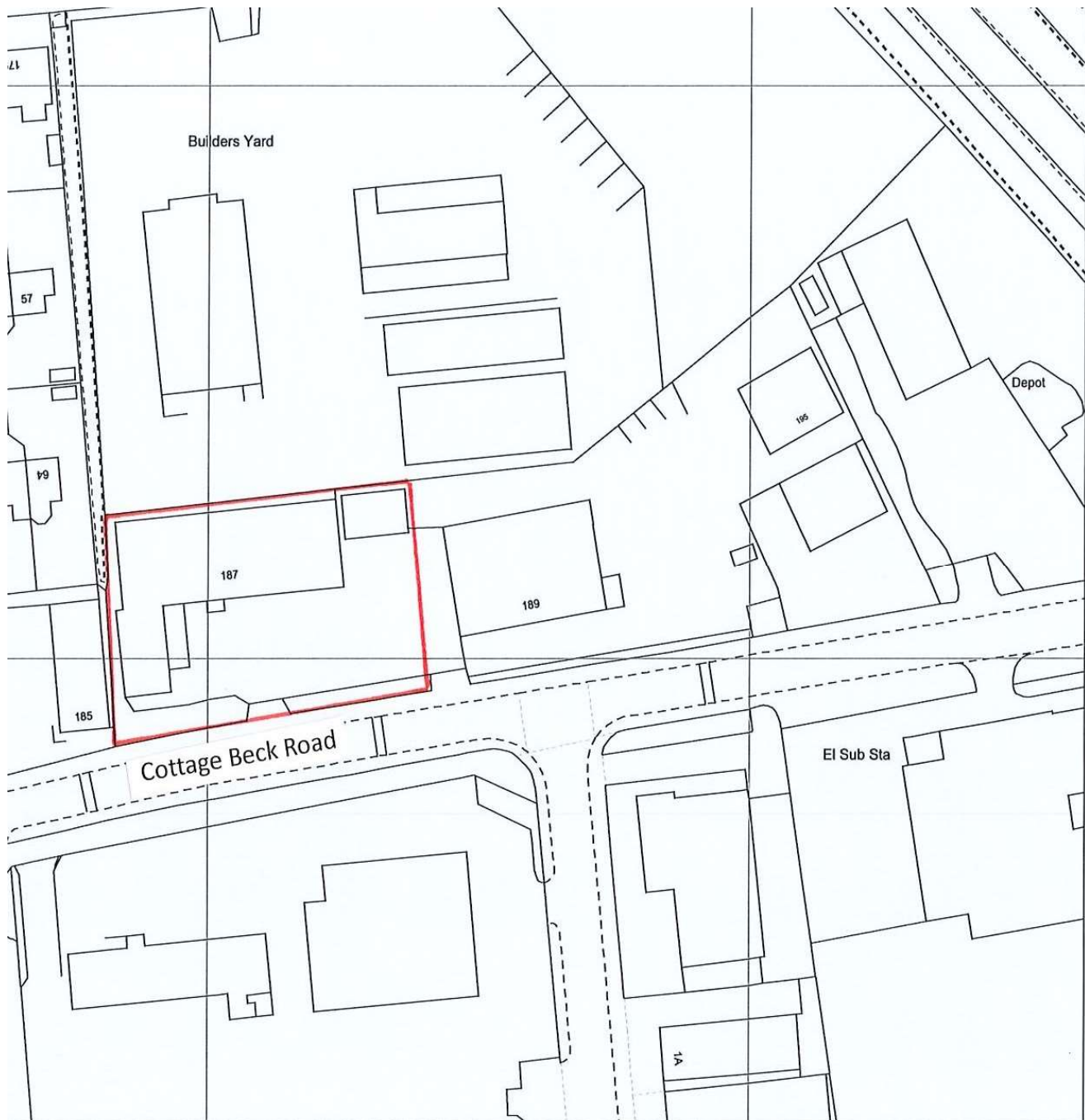
Strictly by prior appointment. Contact the agents 01302 360141 – reference Mr Mark Hunter.

EPC RATINGS

187 Cottage Beck Road – Band D.
Workshop - Band C.



For Identification Purposes Only – not intended to depict exact legal boundaries.



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