

SHAW WOOD BUSINESS PARK | SHAW WOOD WAY | DONCASTER | SOUTH YORKSHIRE | DN2 5TB



**MULTI LET OFFICE INVESTMENT  
WITH ASSET MANAGEMENT POTENTIAL**

FOR SALE BY ONLINE AUCTION IF NOT SOLD PRIOR



## INVESTMENT SUMMARY

- MULTI-LET OFFICE ESTATE
- SITUATED WITHIN AN ESTABLISHED OFFICE/ INDUSTRIAL LOCATION
- SIGNIFICANT ASSET MANAGEMENT OPPORTUNITIES
- TOTAL NET INTERNAL AREA OF APPROX. 1,245.55 SQ M (13,407 SQ FT)
- CURRENT NET INCOME OF £99,336 PER ANNUM
- POTENTIAL REVERSIONARY INCOME £115,000 PER ANNUM

THE FREEHOLD INTEREST IS OFFERED AT A GUIDE PRICE OF £940,000 (NINE HUNDRED & FORTY THOUSAND POUNDS) SUBJECT TO CONTRACT. THIS REFLECTS A NIY OF 10%, A NRY OF 11.58% AND A LOW CAPITAL VALUE OF £70.11 PSF



## AUCTION SALE

The property is to be sold by public online auction on the date identified on the 574 auction website - [574.co.uk](http://574.co.uk)

Please refer to the website listing for the current Guide Price and for instructions on bidder registration and the bidding process.

The vendor may agree to a sale prior to the auction, however the sale will be dealt with by way of an auction contract. Please refer to the website listing for access to the dataroom, which will include the legal pack and all other relevant paperwork.

Full bidding details can be provided on request.



## LOCATION

Doncaster is a large market town in South Yorkshire. Together with its surrounding suburbs and settlements, the town forms part of the Metropolitan Borough of Doncaster with a population of 308,900 as at mid-2017 (ONS). Doncaster is situated on the A1(M) and M18 motorways approximately 21 miles north east of Sheffield and 32 miles south east of Leeds. The town is within 20 minutes of the key M1 and M62 motorways. Doncaster Railway Station is located on the East Coast Main Line with journey times to London Kings Cross of 1 hour 45 minutes.

The property is located in Long Sandall, an established industrial and office location north east of Doncaster. It is within close proximity to Wheatley Centre Shopping Park, Doncaster's largest out of town retail location, and Kirk Sandall Industrial Estate; the principal location for industrial property in the area. The park benefits from a strong level of amenity, with retailers including Lidl, KFC and the Sandal Park café within a short walking distance.

The property benefits from excellent road communications with the A18 providing a direct route into the centre of Doncaster or to the M18 or A1(M) motorways.





## DESCRIPTION

The property comprises a modern business park. It is arranged across 11 single-storey office units and extends to approximately 1,245.55 sq m (13,407 sq ft) on a plot of 1.46 acres.

The property benefits from an extremely good car parking provision with 74 spaces, equating to a car parking ratio of 1:181 sq ft.

The salient details of the specification are as follows:

- Steel frame
- LED / CAT II lighting
- 2.7m floor to ceiling heights
- Perimeter trunking

Within the entrance, the majority of the units present as office/sales space with further office accommodation to the rear. There is access to the overflow parking/loading area to the rear of the units. The property is accessed from Shaw Wood Way which borders the site to the north and east.



## SITE

The site forms a rectangular shape and totals 1.458 acres (0.59 hectares), providing a low site coverage of approximately 23%.

## TENURE

The property is held Freehold.

## SERVICE CHARGE

The current service charge budget for the year ending 31/12/2021 is £24,210, which equates to £1.80 per sq ft.

## TENANCIES

The property is let by way of 10 separate leases. Each lease is drafted on an effectively full repairing and insuring basis and as summarised in the schedule below.

The current net income is £99,336 per annum with a potential income of £115,000 per annum following a letting of the vacant unit.

The current WAULT to expiry is 3.00 years (1.74 to break).



## TENANCY SCHEDULE

Unit	Tenant	Sq ft	Lease Start	Break Option	Expiry	1954 Act	Contracted Rent	Contracted Rent psf
Unit 1A (1)	A1 Apps Limited	1,501	25/11/16	N/A	24/11/21	Outside	£10,500	£7.00
Unit 1B (2)	Kewtech Corporation Limited	1,000	10/02/14	31/12/23	31/12/23	Outside	£8,500	£8.50
Unit 1C (3)	Creative Support Limited	1,000	28/01/19	N/A	27/01/22	Inside	£8,000	£8.00
Unit 1D (4)	PCA Blanks	1,003	16/06/21	16/06/23	15/06/26	Inside	£10,030	£10.00
Unit 1E (5)	Taylor Stevenson Limited	1,000	02/11/20	01/11/23	01/11/23	Outside	£8,500	£8.50
Unit 1F (6)	John Hill Associates Limited	1,946	23/04/13	N/A	31/08/22	Inside	£15,570	£8.00
Unit 1G (7)	VACANT	1,255						
Unit 1I (8)	Beauty Lab Doncaster Limited	1,243	01/04/19	N/A	31/03/22	Inside	£10,000	£8.05
Unit 1H (9)	Dance Etc Limited	1,955	10/01/21	10/01/26	09/01/31	Inside	£15,640	£7.83
Unit 1J (10)	Ian Blessed & Co	754	01/09/19		31/08/22	Outside	£6,221	£8.25
Unit 1K (11)	Team Sports Wear Limited	750	08/06/20	08/12/21	07/06/23	Outside	£6,375	£8.50
<b>Total</b>		<b>13,407</b>					<b>£99,336</b>	<b>£8.91</b>

Floor areas provided by the vendor.



## BUSINESS RATES

The total Rateable Value for the property is £85,600

The rateable value for the vacant unit is £6,000

## VAT

We understand the property is elected for VAT. It is anticipated that the sale can be dealt with as a transfer of a going concern.

## EPC

Please see the Dataroom for further information.

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## VIEWINGS

Strictly by appointment with the Joint Agents:



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