

# **DRAFT PARTICULARS**

## **INVESTMENT OPPORTUNITY**

### **SAWMILL LANE INDUSTRIAL ESTATE HELMSLEY**



**A rare opportunity to acquire a mixed office and industrial investment in the sought-after market town of Helmsley, North Yorkshire**

- **SELF-CONTAINED SITE**
- **ESTABLISHED BUSINESS LOCATION**
- **CLOSE TO PROPOSED MAJOR EXTENSION OF INDUSTRIAL ESTATE**
- **TWO PURPOSE-BUILT BUILDINGS**

## **FOR SALE**

MCBEATH PROPERTY CONSULTANCY LIMITED

CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS  
PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

2 CLIFTON MOOR BUSINESS VILLAGE, JAMES NICOLSON LINK, YORK, YO30 4XG

TEL 01904 692 929 FAX 01904 690 488 WEB [mcbeathproperty.co.uk](http://mcbeathproperty.co.uk)

REGISTERED IN ENGLAND NO. 5491610

**M|P|C**

## LOCATION

The property is situated on Sawmill Lane Industrial Estate on the outskirts of the historic and sought-after market town of Helmsley. Helmsley's town centre is within easy walking distance.

Helmsley is situated on the A170, which provides a connection between the Yorkshire coast at Scarborough to Thirsk, the A19 and the A1, offering excellent road links.

The town has a well-established and strong economic profile, thanks to highly-regarded employers, such as Thomas the Baker, Bisca, Bella di Notte, Duncombe Park Estate and North York Moors Park Authority.

Sawmill Lane is the main and best-established industrial estate, comprising a wide range of units and occupiers. Plans under the Local Development Framework are in hand for a major extension to the Industrial Estate.

## DESCRIPTION

The property comprises a site that has developed with two purpose-built buildings of steel-frame construction, more particularly described as follows:

### Building 1:

This comprises an original industrial building that is of steel-frame construction, with blockwork and timber cladding. It has a concrete floor, an insulated roof, natural and artificial light and w.c. facilities. There is a loading door that opens to the loading yard.

The building has been converted in part at one end to provide two-storey office accommodation, which connects to a newly-built three-storey office facility, providing state-of-the-art office space, with contemporary design features.

The office building has a lift which services all floors and internally is laid out to provide a series of open-plan and individual office rooms over 3 storeys, serviced by fitted kitchen/canteen and w.c. facilities.

The offices are air-conditioned and the building generally benefits from a secure entry system.

### Building 2:

This building is a more recently built unit of steel portal frame construction, which has been divided to provide 3 separate units.

### Unit 2A

is a single storey industrial unit, which has been fitted out internally to provide a showroom and office facility, with suspended ceiling to one side of the building and storage/industrial area to the other side of the building, including W.C.'s and fitted kitchen area.

#### IMPORTANT NOTICE

McBeath Property Consultancy Ltd, their clients and any joint agents give notice that:

They have no authority to make or give any representations or warranties in relation to this property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

The unit comprises a number of attractive features, including timber flooring, double glazing and central heating and high-bay sodium lighting.

### **Unit 2B**

This building comprises the ground floor below Unit 2C and comprises an industrial unit with W.C. and loading door that has been fitted out internally, in accordance with the existing tenant's use of the property.

### **Unit 2C:**

Comprises a first floor office facility, with private ground floor entrance. A staircase provides access to the first floor landing, which then opens to an open-plan office facility, from which access can then be gained to smaller individual rooms with fitted desk units, W.C., and fully-fitted kitchen.

## **FLOOR AREAS**

The buildings provide the following approximate floor areas:

### **Building 1**

Office Section (net internal area)	171.56 sq.m. (1,846 sq.ft.)
Workshop	343.49 sq.m. (3,696 sq.ft.)

### **Building 2**

2A	237.08 sq.m. (2,551 sq.ft.)
2B	150.74 sq.m. (1,622 sq.ft.)
2C (net internal)	148.51 sq.m. (1,598 sq.ft.)

## **SERVICES**

The site is connected for mains electricity (including 3-phase), gas, water and drainage.

## **RATEABLE VALUE**

## **THE PROPOSAL**

We are instructed to offer the freehold interest of the whole site, subject to existing and proposed leases.

### **Building 1 –**

The owners of the site run their business from Unit 1 and will take a lease back on the following terms.

A new Full Repairing and Insuring Lease for a period of 12 years, with upward only rent reviews on the expiry of every third year. The commencing rental will be £32,000 per annum.

**Building 2 -**

Unit 2A is let on a 10-year Full Repairing and Insuring Lease, which commenced on the 1<sup>st</sup> October 2004 at a current rental of £12,800 per annum. The 1<sup>st</sup> October 2010 rent review is outstanding.

A break clause is in place in favour of the tenant, available on the 1<sup>st</sup> October 2012, subject to the provision of 6 months' prior written notice.

It should be noted that the tenants have indicated that they are prepared to negotiate a re-structuring of their lease, however the sale is not dependant on this.

Unit 2B is let on a Full Repairing and Insuring Lease for a period of 10 years from the 23<sup>rd</sup> July 2008 to One Night Only Touring Limited, at a passing rental of £10,000 per annum. The next review date is the 23<sup>rd</sup> July 2011 and every third anniversary of such date thereafter.

The tenant has the right to break from the lease on the expiry of the 3<sup>rd</sup>, 5<sup>th</sup> or 8<sup>th</sup> year of the term, subject to the provision of no less than 6 months' prior written notice. The tenant has confirmed that it will not be exercising the break option in July 2011.

Unit 2C, this unit is currently vacant and is being offered to rent at an Asking Rental of £14,750 per annum.

The property, therefore, will provide a total initial rental of £54,800 per annum, with a total estimated rental value of £66,800 per annum.

**ASKING PRICE**

The property is available at an Asking Price of £650,000.

**VAT**

The sale price is subject to VAT at the applicable rate.

**FURTHER ENQUIRIES**

Appointments to view are strictly by prior arrangement with the Sole Agent. Sept-10

**IMPORTANT NOTICE**

McBeath Property Consultancy Ltd, their clients and any joint agents give notice that:

They have no authority to make or give any representations or warranties in relation to this property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



BUILDING 2

BUILDING 1

**IMPORTANT NOTICE**

McBeath Property Consultancy Ltd, their clients and any joint agents give notice that:

They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.