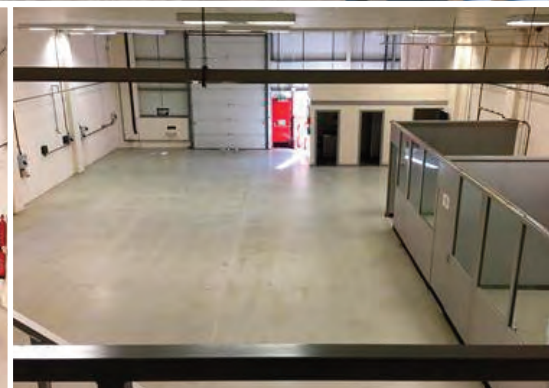


# FOR SALE

(Long Leasehold)  
Investment Opportunity

Unit 1E  
Glaisdale Road  
Northminster Business Park  
Upper Poppleton  
York YO26 6QU

Warehouse/  
Industrial Unit



Price  
**£280,000**  
plus VAT

3,594 sq ft (333.89 sq m)

Warehouse/industrial investment opportunity

Rental income £21,000 per annum exclusive

Popular Business Park location



Warehouse/Industrial Unit

## LOCATION

Northminster Business Park is situated approximately 2.5 miles to the West of York city centre immediately off the A59 close to its junction with the York outer ring road (A1237). Northminster Business Park provides easy access to the regional motorway network, York city centre and national rail lines.

Immediately adjoining the Business Park is the Poppleton Bar Park & Ride with 600 car spaces, which provides a frequent bus service to the city centre.

Unit 1E is located on Glaisdale Road which links to the main estate road, Harwood Road.

## DESCRIPTION

The property comprises a mid-terraced warehouse/industrial unit benefitting from the following:

- Yard area
- Dedicated parking
- 5m to eaves
- 3 phase electricity supply
- Integral offices
- Sectional goods door

## ACCOMMODATION

The premises provide a gross internal area of approximately 3,594 sq ft (333.89 sq m) including two storey offices of 749 sq ft (69.63 sq m).

## TENANCIES/RENTAL INCOME

The property is let on a full repairing and insuring lease, to Doxa Consulting Limited for a term expiring on 13 June 2022, at a rent of £21,000 per annum exclusive. The tenant has the right to determine the lease on 13 June 2020 subject to 6 months prior written notice.

## TERMS

The long leasehold interest in the property (250 years from 11 July 2002 at a peppercorn rent) is available for sale at a price of £280,000 plus VAT.

## RATES

The unit has a rateable value of £21,500.

## VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Any offer received by Flanagan James will be deemed exclusive of VAT.

## LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in connection with this transaction.

## ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate has been commissioned and is available to interested parties.

C 51-75

68

This is how energy efficient the building is.

## VIEWINGS

Strictly by appointment with the sole agents:



**Richard Flanagan**

T: 01904 409 590

E: richard@flanagnajames.com