INDUSTRIAL INVESTMENT

FOR **SALE**

(LONG LEASEHOLD)

UNIT 1
LONDON EBOR BUSINESS PARK
MILLFIELD LANE
NETHER POPPLETON
YORK
YO26 6PB

Rare Investment Opportunity

Modern Industrial Unit
1,220 sq ft approx. (113 sq m)

- Let to established tenant
- New Lease commencing 01 December 2025
- Long Leasehold for sale

DESCRIPTION

The property comprises an end of terrace industrial unit of steel portal frame construction, clad in profile metal sheeting and benefitting from the following:

- Dedicated parking
- Three phase electrical supply
- 6m to eaves
- External security lighting
- Sectional up and over goods door
- WC Facilities

ACCOMMODATION

The property has the following approximate gross internal floor areas:

Workshop/Industrial	**1,220 sq ft**	**113.36 sq m**

PARKING

The property provides 2 dedicated parking spaces.

SERVICES

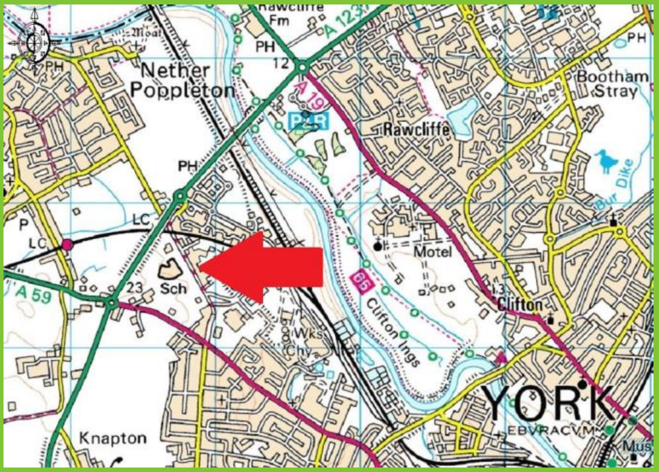
Mains electricity, gas, water and drainage are connected.

LOCATION

Unit 1 London Ebor Business Park is located on Millfield Lane, Nether Poppleton, approximately 2 miles to the Northwest of York City Centre. The property has excellent access to the A1237 York ring road which subsequently connects to Leeds and Harrogate via the A64/A59.

PLANNING

Planning consent was granted on 27 July 2006 for the development of London Ebor Business Park for B1, B2 and B8 uses under the Use Classes Order (1987).



TENURE

The property is available to purchase by way of the assignment of a 250 year year long leasehold interest from 19 June 2009 at a current rent of £250 per annum.

TENANCY

The property is let to Auto Services York Limited by way of a new 10 year FRI lease commencing 01 December 2025 at a rent of £17,500 per annum (£14.34/sq ft). The tenant has been in occupation of the property since 2009.

The lease incorporates a 5 year rent review to open market rent and there is a tenant option to break on 01 December 2030, subject to providing 6 months prior written notice.

A copy of the lease is available upon request.

EPC

An Energy Performance Certificate has been commissioned and will be made available to interested parties.

PRICE

Offers over £225,000 exclusive of VAT are invited.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. Any superior Landlord's legal fees and costs are to be shared equally.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

FURTHER INFORMATION

For further information please contact the sole agent:

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