

Stallingborough Land at Netherlands Way Lincolnshire DN41 8DF

- **Freehold Industrial Investment**
- Let on a new lease to GB Oils Ltd until 2032 (no breaks)
- RPI linked increases
- Comprises a 0.85 hectare (2.1 acre) site
- Rent Review 2017
- Current Rent Reserved

£100,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



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NB. The photograph is for identification only.

Tenure

Freehold.

Location

Grimsby is a well established commercial centre and a major fishing port situated on the south bank of the Humber Estuary, some 34 miles south-east of Hull. The town enjoys rapid links to the national motorway network via the A80 to the M180 and also has regular rail services.

The property is situated within Stallingborough Industrial Park, approximately 4 miles north-west of Grimsby. More particularly the property is positioned just off Kiln Lane close to its junction with the A1173 (which in turn provides access to the A180). The port of Immingham is a short distance to the north and is the UK's premier energy port and largest port by tonnage with freight services to Northern Europe, Scandinavia and the Baltic. Occupiers close by include, Volvo, Paragon Automotive, Mammoet, Greencarrier as well as The Cristal Chemical Plant and CATCH training centre for the chemical industry.

Description

The property provides a site which is arranged to provide parking for approximately 48 tankers and 68 cars together with a two storey building which provides office and ancillary staff accommodation. The site benefits from perimeter fencing, floodlighting and remote entrygate system.

The property provides the following accommodation and dimensions:

Ground Floor	115.50 sq m	(1,243 sq ft)
First Floor	115.50 sq m	(1,243 sq ft)
Total (GIA)	231.00 sq m	(2,486 sq ft)

Site Area Approximately 0.85 Hectares (2.1 Acres)

Tenancy

The entire property is at present let to GB OILS LTD for a term of 20 years from 3rd December 2012 at a current rent of £100,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term linked to RPI or the Open Market Rental Value whichever is the higher and contains full repairing and insuring covenants subject to the landlord keeping the roof of the office premises in good and substantial repair and condition.

Tenant Information

GB Oils Ltd is the UK's market leader in the distribution of heating oils, transport fuels, fuel oils and lubricants and employ approximately 2,000 people.

The company operates under a number of different brands including Bayford Oil, CPL Petroleum, Carlton Fuels, Scottish Fuels and Southern Counties among others.

GB Oils Ltd is a wholly owned subsidiary of DCC plc, which has 5 core divisions including DCC Energy, the leading oil and LPG sales, marketing and distribution business in Britain and Ireland (Source: www.dcc.ie).

Website Address: www.gb-oils.co.uk

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

EPC Rating 71 Band C (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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