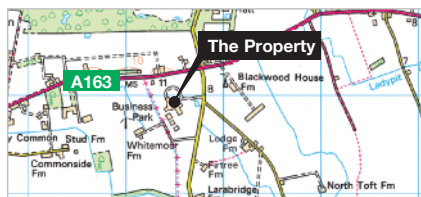


Selby Selby Energy Park Cliffe Common North Yorkshire YO8 6EG

- **Freehold Industrial Investment**
- Arranged over 26.83 hectares (66.3 acres)
- Providing a mix of industrial, agricultural land and an electrical substation and energy storage facility
- Located a short distance from both A163 and A19
- Development potential (subject to all necessary consents)
- Plots 2a, 4b and 5 vacant comprising a total of 1.21 hectares (3.0 acres)
- Total Current Rents Reserved

£327,531 pa

Selling on behalf of PLC Client



NB. The plan is for identification only. © Crown Copyright, ES 100004106



NB. The plan is for identification only. © Crown Copyright, ES 100004106



Tenure

Freehold.

Location

Selby is an attractive Yorkshire market town located approximately 15 miles north of York and 27 miles east of Leeds. The town lies at the junction of the A19, A63 and A1041, approximately 8 miles north of Junction 34 of the M62 Motorway. The A1 is some 10 miles to the west. The property is situated a short distance south of the A163 and east of the A19.

The area is predominantly agricultural land with a number of similar industrial sites in the locality.

Description

The site is arranged over 26.83 hectares (66.3 acres) to provide a multi let industrial estate with a mixture of buildings, surfaced open storage compounds, development plots, agricultural land and an electrical substation/storage facility. A large section of the site is used by plastic recycling operators (Ecoplas Limited and Van Wever UK Limited).

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Viewings

Please note viewings are strictly by appointment only.

There will be a single block viewing held prior to the auction. If you would like to attend you must register with us in advance no later than 12 noon on Wednesday 3rd October. Please email viewings@allsop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter

Lot 171 Selby.



No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Plot 1 (Unit B) and Yard	Ecoplas Limited	Floor Area Yard Area	1980.91 sq m 1.25 hectares	(21,323 sq ft) (3.10 acres)	Approximately 9 years and 10 months from 04.03.2010 FR & I (1)	£148,000 p.a.	Reversion 2019
Plot 2 (Unit C & Yard) Plot 4a (Yard)	Van Werven UK Limited	Floor Area Yard Area	786.21 sq m 0.36 hectares	(8,463 sq ft) (0.90 acres)	Approximately 10 years and 9 months from 24.11.2016 Rent review 2021 and 2024 FR & I (1)	£93,704 p.a.	Rent Review September 2021 Tenant break option 2022
Plot 2a	Vacant	Site Area	0.12 hectares	(0.30 acres)	-	-	-
Plot 3a (D1)	York Recycling Service Limited	Floor Area	169.64 sq m	(1,826 sq ft)	3 years from 29.12.2017 Rent review 2019 FR & I	£8,000 p.a.	Review/Break December 2018
Plot 3b (D2, E1 & E2)	Living Power Limited	Floor Area	574.31 sq m	(6,182 sq ft)	Approximately 20 years from 01.04.2014 Annual RPI linked reviews FR & I (1)	£59,077 p.a.	RPI linked review April 2021 Tenant break option 2024
Plot 4b	Vacant	Site Area	0.24 hectares	(0.60 acres)	-	-	-
Plot 4c	Van Wevern UK Limited	Site Area	0.24 hectares	(0.59 acres)	Approximately 9 years from 04.06.2018 Rent review 2018, 2021 and 2024 FR & I	£14,750 p.a.	Tenant break option 2022
Plot 5	Vacant	Site Area	0.85 hectares	(2.10 acres)	-	-	-
Pasture Land	Mr G Whetherill	16.34 Hectares (40.38 Acres)		(Long Standing) Farm Business Tenancy		£4,000 p.a.	Reversion 31st October 2018

(1) Leases are subject to a Schedule of Condition.

Total £327,531 p.a.