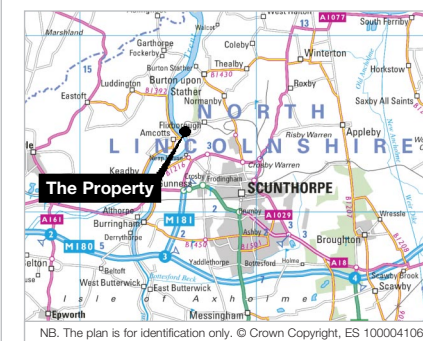


Flixborough

Bellwin House Bellwin Drive Flixborough Industrial Estate Scunthorpe Lincolnshire DN15 8SN

- **Freehold Office Investment**
- Comprising a total of 1,036 sq m (11,151 sq ft)
- 0.58 Hectares (1.43 Acres) site area with low site cover
- Includes 47 car parking spaces
- Total Current Rents Reserved
£5,720 pa
Plus Vacant Possession of 921 sq m (9,916 sq ft)

DISCLOSED RESERVE NO HIGHER THAN £95,000 REFLECTING £8.52 PSF CAPITAL VALUE



Tenure

Freehold.

Location

Flixborough is a well established commercial area centred on the former enterprise zone based around Bellwin Drive, First Avenue and Statler Road. Scunthorpe lies 3 miles to the south-east whilst the River Trent is immediately to the west. Road connections are good with the M181 2 miles to the south which links to the M180 at Junction 3 a further 2 miles south and also the A1(M) and M1.

The property is situated in a prominent position on Bellwin Drive between First Avenue and Statler Road on the Flixborough Industrial Estate to the west of Flixborough Centre. Occupiers close by include Signet Industrial Distribution, Manelco Minerals, HQF, Tolsa and Jotun.

Description

The property is arranged on ground and one upper floor to provide a detached office building totaling 1,036 sq m (11,151 sq ft) upon a large site with parking for 47 cars. The offices have been arranged into 26 suites.

Site Area

0.58 Hectares (1.43 Acres)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 322 Band G (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
5	Morses Club Ltd (1)	Ground Floor Offices 61 sq m (655 sq ft)	3 years from 01.06.2012 FR & I by way of a service charge	£3,120 p.a.	Reversion 2015
6	Nu Tool (Machinery Sales) Ltd	Ground Floor Offices 54 sq m (580 sq ft)	3 years from 03.12.2012 FR & I by way of a service charge	£2,600 p.a.	Reversion 2015
1, 2, 3, 4, 7, 8 & 9, 10	Vacant	Ground Floor 396 sq m (4,265 sq ft)			
11, 12, 13, 14, 15, 16, 17, 28, 19, 20, 21, 22, 23, 24, 25 & 26	Vacant	First Floor 525 sq m (5,651 sq ft)			
		Total	1,036 sq m (11,151 sq ft)	Total £5,720 p.a.	

(1) For the year ended 25th February 2012, Morses Club Ltd reported a turnover of £15,005,239, a pre-tax profit of £2,131,317, shareholders' funds of £15,470,023 and a net worth of £15,503,673. (Source: riskdisk.com 14.02.2013.)

(2) There is a Lessee's option to determine the lease on 31st May 2013 which has been exercised.

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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