

**Duchess House, Queensway Court  
Arkwright Way, Scunthorpe DN16 1AL or 1AD**

**INVESTMENT  
FOR SALE**

- Tenant – NHS Trust
- Producing £28,308.30 p.a.
- From Jan 18 £29,422.80
- Purpose built offices
- Detached
- Total 414 m<sup>2</sup> (4,458 ft<sup>2</sup>)
- 27 Parking spaces
- Convenient location

**Price £155,000 plus VAT**

**[neal@cravenwildsmith.co.uk](mailto:neal@cravenwildsmith.co.uk)**

**41 Nether Hall Road | Doncaster | DN1 2PG**

Registered in England No. 07062547

**01302 36 86 86**  
**[www.cravenwildsmith.co.uk](http://www.cravenwildsmith.co.uk)**



### Location

The property is part of the Queensway Court office development adjacent to the Queensway Industrial Estate. As can be seen below the A18 Queensway links the M180 and Town Centre. The property is close to the steelworks, Morrison's Supermarket and Lakeside retail parks.

The location is shown on the plans below.

### Business Rates

The adopted rateable values in the 2017 list are: ground floor £14,250 1<sup>st</sup> floor £13,750. This information was obtained from an inspection of the VOA website in May 2017.

### Viewing

For viewings & further information contact Craven Wildsmith on: **01302 36 86 86**

E-mail: [neal@cravenwildsmith.co.uk](mailto:neal@cravenwildsmith.co.uk)

### Tenure

The property is held on a lease for 125 years less 3 days from 1<sup>st</sup> January 1990, the ground rent is £7,138 p.a. subject to review. A copy of the lease is available.

### Tenancy.

The entire property was let to North Lincolnshire & Goole NHS Foundation Trust for 6 years from and including 6th January 2013. The current rent is £28,308.30 increasing to £29,422.80 from 6th January 2018. A copy of the lease is available.

### Description & Accommodation

A purpose built detached office with dedicated parking. The property has not been inspected internally, we understand it originally comprised an entrance and core leading to the office space which was open plan subject to successive tenants fitting out. This information has not been verified no services/equipment have been tested.

### Offer Procedure:

To make an offer on this property, please contact our office. To advise our clients we will need to establish your ability to proceed, which may include financial qualification.

### Energy Performance Certificate (EPC):

The property has the following energy performance asset ratings

Ground Floor 64 putting it in band C

First Floor 62 putting it in band C

A copy of the certificates and recommendations reports are available on request. **If you require an EPC please ask us for information.**

### Money Laundering:

The Money Laundering Regulations 2007 require Craven Wildsmith to formally identify parties to a transaction. All parties will be required to provide proof of identity.

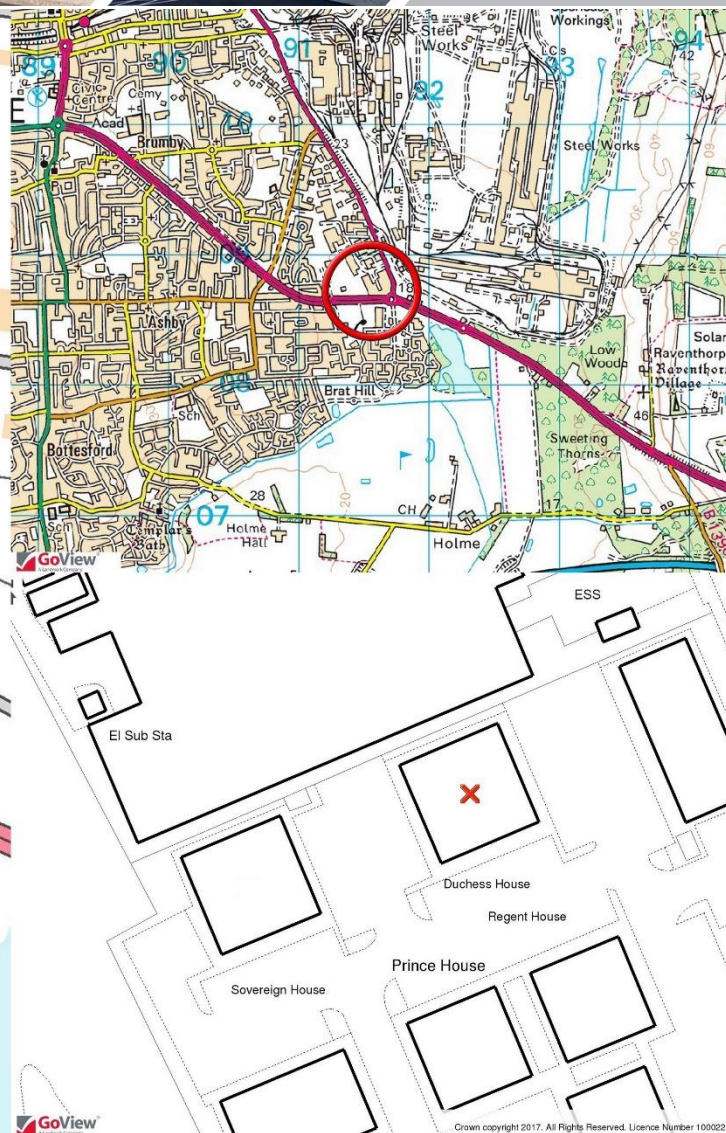
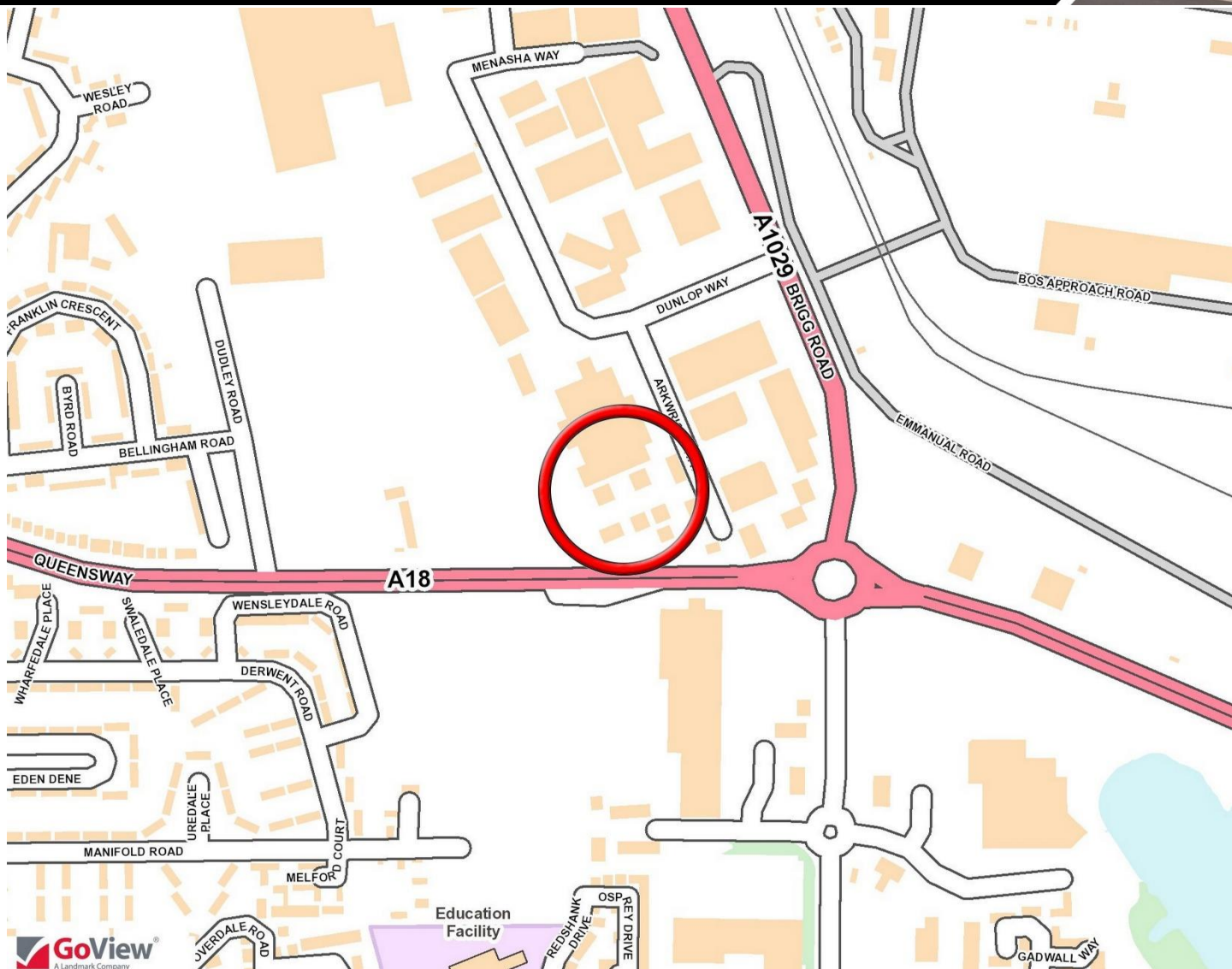




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## HOW WE CAN HELP YOU.

Craven Wildsmith advise both Landlords and tenants. We can do everything from finding a property to selling it and everything between. Are you **looking for a property** to occupy or as an investment, we have a **property finding service** for residential and commercial properties for both occupation and investment.

Once you have found the property you need to determine if it is the right one. We offer pre purchase or pre tenancy advice including **surveys, valuations and reports on condition**. **Tenants need to take advice before signing a lease; it can save £100,000s' at the end of the lease.**

**Do you have a property or portfolio to MANAGE?** Craven Wildsmith specialise in the letting and management of all types of RESIDENTIAL & COMMERCIAL property. During the term of the lease many types of issues arise including rent reviews, landlord and tenant disputes, dis-repair, rent payment difficulties etc. At the end of a lease we can help with renewal of the lease to the existing tenant or vacation of the property including dealing with any dilapidation (disrepair) or other outstanding issues. We can then **SELL OR LET the property as Craven Wildsmith** – we specialise in the sale and letting of most types of commercial property.

## Even if you are not buying or renting from Craven Wildsmith call us on 01302 36 86 86 to discuss how we can help you.

**Disclaimer –Craven Wildsmith, any joint agents and their clients give notice that:**

1. The information contained in these particulars is made without the responsibility and do not constitute the whole or any part of an offer or contract.
2. Any description, image, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission or approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title deeds or any other information set out in these particulars or otherwise provided shall not be relied on as statement or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.
3. No employee of Craven Wildsmith has any authority to make or give any representation or warranty rising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospect purchase or letting including in respect of any resale potential or value at all.
4. Price or rent maybe subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.
5. Except in respect of death or personal injury caused by the negligence of Craven Wildsmith or its employees or agents, Craven Wildsmith will not be liability, whether in negligence or otherwise howsoever for any loss from the use of these particulars or any information provided in respect of the property safe to the extent that any statement or information has been made or given fraudulently by Craven Wildsmith.
6. In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists impression or architects drawings or specification or scope of works or amenities, infrastructure or services, or information concerning views, character or appearance and timing concerning availability or occupation and the prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Craven Wildsmith shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.

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