

FOR SALE

Rawcliffe Road, M62 Trading Estate,
Goole DN14 6BZ

DOVE HAIGH PHILLIPS

116,284 SQ FT (10,802.96 SQ M)

on 9.26 Acres

Warehouse Units
Including Cold Store



Agency | Consultancy | Development | Investment | Valuation

Dove Haigh Phillips LLP, Devonshire House, 38 York Place, Leeds LS1 2ED

t: 0113 245 0550

w: dhp.org.uk

e: advice@dhp.org.uk



RICS

Location

The property is situated within the M62 Trading Estate, Goole, between New Potter Grange Road and Lidice Road, both accessed from Rawcliffe Road to the north. Junction 36 of the M62 motorway is located 500 meters to the west providing access to the national motorway network.

Description

The site is presently fully operational by its owners Herbert Fletcher Transport as a storage and distribution facility. Access is provided at two main points to the east and west leading around the main buildings with a majority of the yards being concrete surfaced.

Unit 3 Steel portal frame, solid floor, cold store fully insulated, typically operating at -20 degrees celsius. X4 level loading doors with despatch area.

Unit 5 Steel portal frame, solid floor, X1 ground level loading door with space for gable end loading door installation.

Unit 7 Steel portal frame, solid floor, X1 ground level loading door

Unit 8 Understood to be of steel frame construction. Internally the unit has an element of offices.

The site benefits from all mains services.

Business Rates

Interested parties are advised to make their own enquiries via the East Riding of Yorkshire local authority.

VAT

All prices quoted are exclusive of VAT which may be in addition to the purchase price.



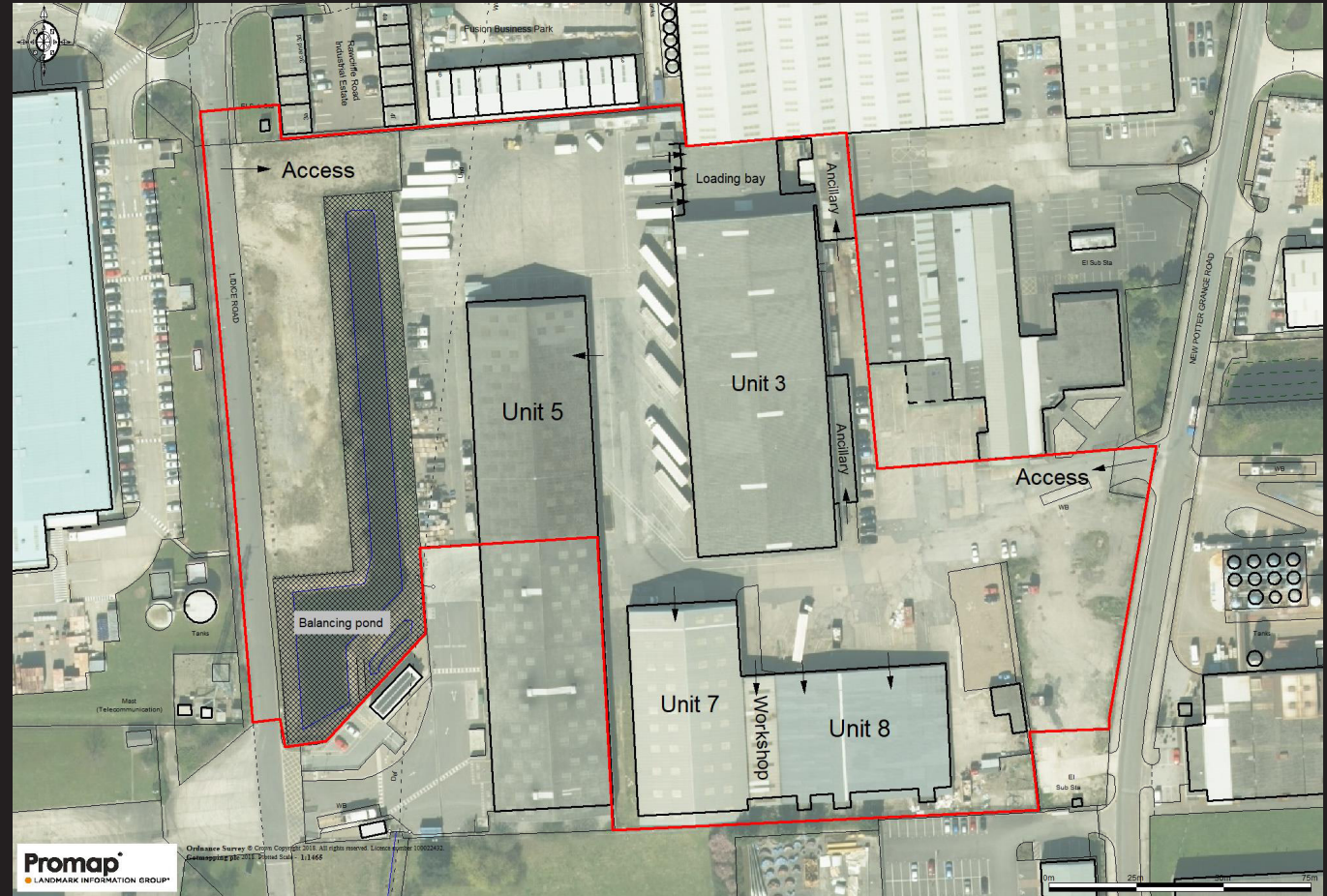
Accommodation

The property has the following Gross Internal Areas;

DESCRIPTION	SQ FT	SQ M
Unit 3 (Cold Store)	43,966	4,084.51
(Ancillary)	5,071	471.13
Unit 5	25,114	2,333.12
Unit 7	20,529	1,907.20
Unit 8	18,213	1,692.00
Workshop	3,391	315.00
TOTAL	116,284	10,802.96

Total site area: 9.26 acres (3.75 ha).

	Eaves Height
Unit 3 (cold Store)	9.2m
(Ancillary)	4.0m
Unit 5	5.6m
Unit 7	6.5m
Unit 8	4.0m Approx
Workshop	4.6m



DOVE HAIGH PHILLIPS



Tenure / Terms

The site is held on a single freehold title YEA48117. Offers are invited for the freehold interest with the benefit of the following tenancies;

Unit 3 – Vacant Possession

Unit 5 – Vacant Possession

Unit 7 – Occupational agreement with Humber Maritime (Services) Limited, dated 13 May 2018 at £3.50 / sq ft (£70,000 per annum) inclusive of rent, business rates and water rates for a 3 year term. Terminable by either party on each anniversary (13 May 2019, 13 May 2020) providing 6 months prior notice is served.

Unit 8 – Lease to MSM Foods West Limited dated 2017 (awaiting lease commencement date), for a term of 5 years at a commencing rental of £35,000 per annum exclusive rising to £40,000 per annum exclusive in 2020 (date to be confirmed). Fully Repairing and insuring terms with schedule of condition, contracted outside of the provisions of the 1954 Act. Tenant only break option at the third anniversary.

Site compound

Please refer to the agents for further information regarding a short term site compound to the south east of the site.

EPC

An Energy Performance Certificate (EPC) has been commissioned. A copy of the report is available upon request.

Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction.

Viewing and further information

Simon Dove MRICS

Simon.dove@dhp.org.uk

0113 457 5550

Mike Haigh MRICS

Mike.haigh@dhp.org.uk

0113 245 0885

Misrepresentation Act:

Dove Haigh Phillips for themselves and for the Vendors and Lessors of this property whose agents they are give notice, i) The particulars are set as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute any part of, an offer or a contract, ii) All descriptions dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item. iii) No person in the employment of Dove Haigh Phillips has any authority to make or give any representation or warranty whatever in relation to the property **AUGUST 2018**

