

FOR SALE



**23 JETSTREAM DRIVE, AUCKLEY, DONCASTER,
SOUTH YORKSHIRE, DN9 3QS**

- Modern Office Investment
- High Quality Offices
- New Lease to Good Covenant
- EPC 'B' Rating
- OIEO: £250,000 (8.58% NIY)

FOR SALE - HIGH QUALITY, MODERN OFFICE INVESTMENT

INVESTMENT SUMMARY

High quality office investment opportunity let to a good tenant, close to Doncaster Sheffield Airport

- 1,516 Sq Ft (NIA)
- Let to AgriArgo UK Ltd on a new 3 year lease from 1 February 2024 at a rent of £22,000 per annum exclusive
- Opportunity to increase rent after 2 years via rent review
- Good covenant strength with latest turnover of £16.5m, assets of £13.5m.
- High quality office accommodation
- Excellent road links
- Popular office park close to Doncaster Sheffield Airport
- 'B' Rated EPC – energy efficient building
- High yielding office investment
- Ideal SIPP / pension purchase

Inviting offers in excess of £250,000 reflecting a net initial yield of 8.58% assuming purchasers costs of 2.60%

Contact

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Location

The property is located in Auckley, a village on the periphery of Doncaster and immediately adjacent to Doncaster Sheffield Airport. Forming part of the Doncaster International Business Park, the surrounding use is primarily a mix of office and industrial.

The property is well situated to make use of Doncaster's excellent road network, lying between Sheffield, Leeds and Hull, with the A1 and M18 within easy reach via The Great Yorkshire Way link road, just 2 miles away. Doncaster is a city in South Yorkshire with a population of over 308,000.

Approximate Distances:

- The Great Yorkshire Way – 2.1 miles (4 mins)
- A1 (M) J35 – 6 miles (9 mins)
- M18 J3 – 4.9 miles (8 mins)
- Doncaster City Centre - 6 miles (13 mins)
- Sheffield – 24 miles (37 mins)
- Leeds - 41 miles (50 mins)



SATNAV: DN9 3QS

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Description

- Office investment opportunity
- Modern open plan accommodation
- W/C & disabled W/C
- Kitchenette on the ground floor
- Attractive modern décor throughout
- Desks & office furniture owned by the landlord
- LED lighting
- High speed internet connections
- CCTV & alarm system installed
- Attractive office partitionings and meeting rooms
- Double glazing throughout
- Four parking spaces
- Energy efficient building with 'B' EPC

Accommodation

1,516 Sq Ft in total over two floors (NIA)

Tenancy

Let to AgriArgo UK Limited on a 3 year lease from 1st February 2024 at £22,000 per annum exclusive.

Upwards only open market rent review after 2 years.

Tenant break on 1st February 2025 and every 6 months thereafter.

A copy of the lease is available upon request.

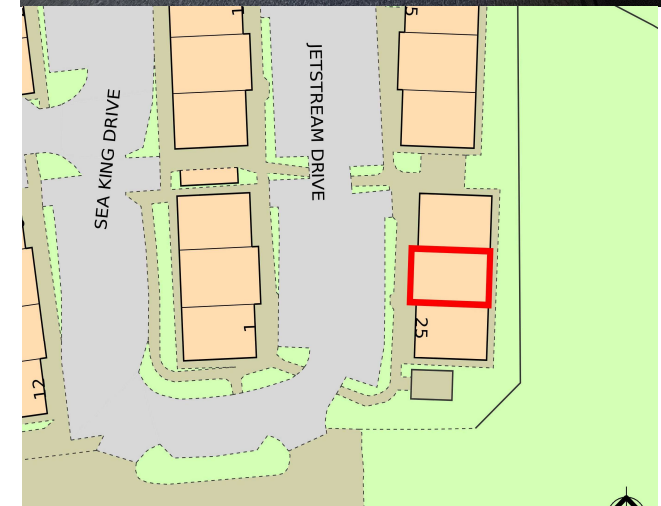
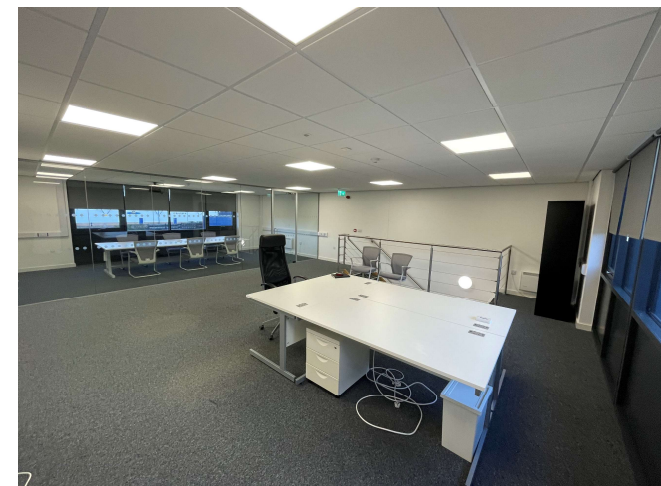
Covenant

AgriArgo UK Limited (06757157) is the UK mainland distributor of all brands from Argo Tractors. The brands include McCormick, Landini, Pegoraro and Valpadanna

	2022	2021	2020
Turnover	£16.52m	£19.39m	£15.79m
Cash	£599k	£998k	£549k
Assets	£13.27m	£5.96m	£11.35m

Asking Price

£250,000 reflecting an attractive net initial yield of 8.58% assuming standard purchaser's costs of 2.60%



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EPC

B.

Tenure

The property is held by way of a circa 999 virtual freehold.

Anti Money Laundering

Purchasers are required to comply with Anti Money Laundering Regulations.

VAT

VAT is applicable but it is envisaged this will be treated as a TOGC.

Viewings

By appointment with the Sole Agent.

Ben Flint

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