

UNIT 3 SANDALL LANE
KIRK SANDALL
DONCASTER
DN3 1RA

SINGLE LET INDUSTRIAL INVESTMENT

- High Yielding
- 10 Year Income
- Low Site Cover of 17%



INVESTMENT SUMMARY

High yielding single let industrial investment with a low site density of only 17%

- Two detached industrial units of (443,80 Sq M) 4,777 sq ft sitting on 0.68 acres
- Available by way of Sale & Leaseback
- New 10-year lease from completion with index linked reviews after 5 years
- Initial rent of £62,500 per annum exclusive
- Well established truck repairs business CTT Logistics Ltd (Assets of £710k, 2025)
- Large yard / open storage area with potential for long term redevelopment

Offers in excess of £700,000, reflecting a net initial yield of 8.86%, assuming standard purchasers' costs of 6.8%





DESCRIPTION

Comprising a low-density industrial site used as a HGV service centre. There are two detached industrial units on site benefitting from the following specification:

- Unit 1 is equipped with a rolling road and an inspection pit, offering specialised facilities for vehicle maintenance and truck repairs. Max eaves height 6.7m. Steel portal frame construction. with 3 x electric loading doors
- Unit 2 provides a open-plan workshop and stores. Concrete frame construction under a pitched asbestos clad roof, with 2 x loading doors and eaves height of 6.2m.
- Externally the yard is a mix of concrete and compact road plannings surrounded by a steel palisade fence, there are large steel entrance gates to the front of the site. Staff and W/C facilities on site are connected via office cabins.



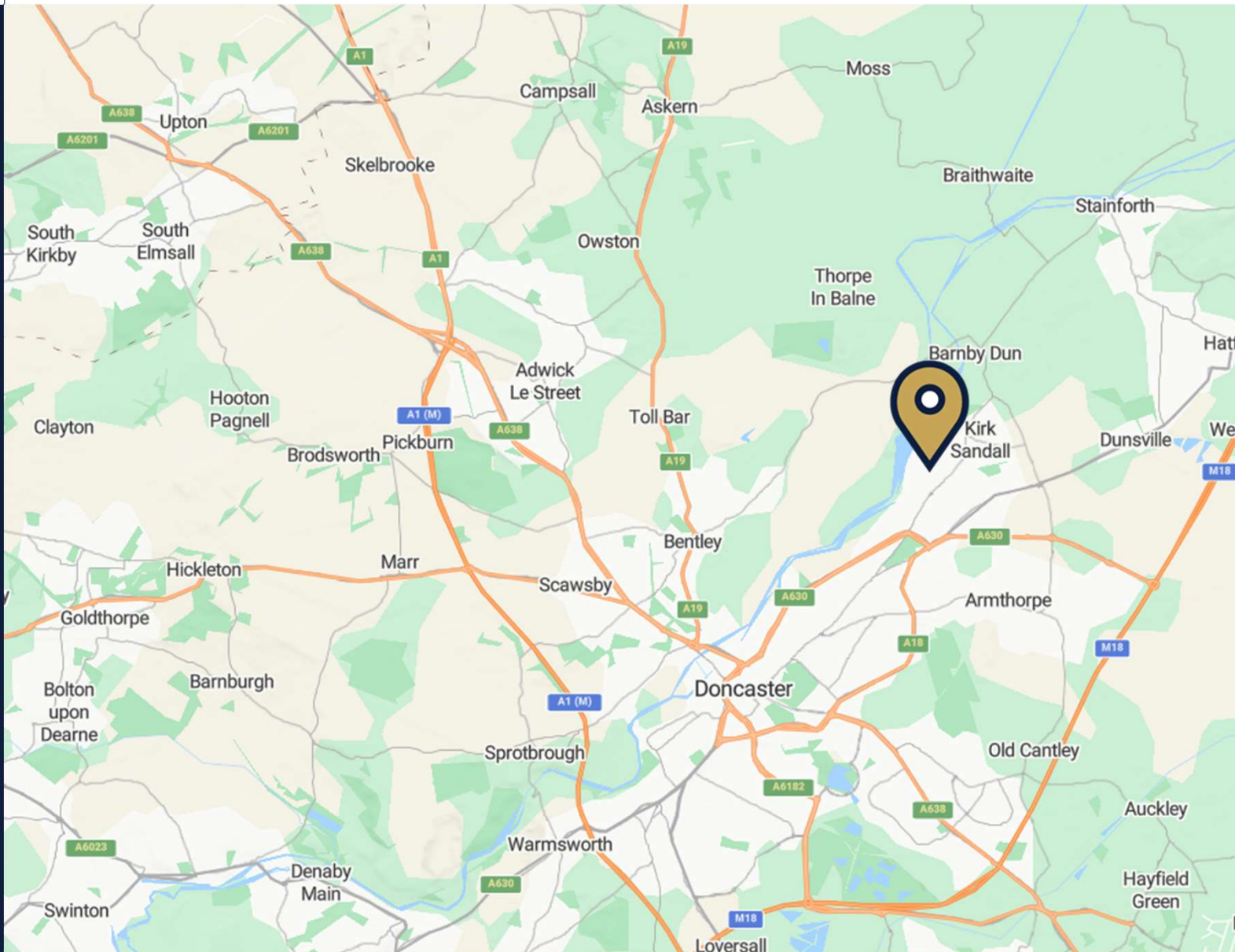
ACCOMMODATION

The Site extends to 0.628 acres. Providing a low site density of 17%. The units have the following GIA measurements.

	Sq M	Sq Ft
Front Unit 1	311.42	3,352
Rear Unit 2	132.40	1,425
Total GIA	443.82	4,777



4,777 SQ FT SITTING ON 0.628 ACRES



LOCATION

Located in Kirk Sandall, fronting Sandall Lane within the established Kirk Sandall Industrial Estate.

Located northeast of Doncaster Centre, the property offers exceptional accessibility to the region's motorway network, with Junction 4 of the M18 only a short drive away which provides onward access to the M180, M62 and the M1 motorway networks.

Doncaster benefits from excellent connections to the road network with close proximity to the M18 Motorway and the A1(M).



SAT NAV: **DN3 1RA**



what3words: **EMBRACED.RELISHED.ERUPT**



LEASEBACK TERMS

The proposed leaseback terms are as follows:

- Term: 10-year lease from completion
- Rent: £62,500 per annum exclusive (reflecting circa £9.40 per sq ft and £50,000 per acre over circa 0.35 acres)
- Repairs: FRI subject to a photographic schedule of condition
- Review: 5-year RPI linked review (2-4% min-max compounded pa)
- Break: Tenant only break option after 5 years
- Tenant: CTT Logistics Ltd (11618375) – accounts available upon request. 2025 accounts show assets of £710k

PRICING

Offers in excess of £700,000, reflecting a net initial yield of 8.86%, assuming standard purchasers' costs of 6.8% with a reversionary yield of 9.54% assuming average growth of 3% pa



ANTI MONEY LAUNDERING

Purchasers' must provide the necessary information to comply with Anti Money Laundering Regulations.

TENURE

Freehold

EPC

Front: TBC

Rear: G

VAT

VAT is applicable however it is expected this will be treated as a TOGC.

FURTHER INFORMATION

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