



# FOR SALE

**FREEHOLD OFFICE INVESTMENT**

76 Oswald Road, Scunthorpe, DN15 7PG



**Sanderson  
Weatherall**





## Key Points

- Let to Sills & Betteridge LLP
- Established solicitors offices
- Providing a mixture of cellular offices over two floors
- Approx. 8 car parking spaces to the rear
- Separate detached rear store / garage
- East access to Scunthorpe High Street and Railway Station
- Property let on 5 year FRI lease at a rent of £22,000 pa
- Guide Price £275,000

## Location

The property is situated on the East side of Oswald Road approximately half a mile South-West of Scunthorpe town centre. It is in a well-established mixed office, retail and residential location that is popular with professional office users to include estate agents, solicitors, accountants and also a medical practice. It is within easy walking distance to the train station and main shopping facilities within the town centre.

## Description

A two storey detached former house which has been converted and extended to provide the current accommodation. It is of traditional brick and slate construction with flat fibreglass roof to the rear extension. Windows are mainly upvc double glazed. The office provide cellular offices across both floors. There is gas fired central heating, part LED lighting and fire alarm system.

Externally there is landscaped forecourt with ramped access. There is a side driveway leading to a private rear car park with space for approximately 8 cars and a detached two storey storage building.



## Accommodation

The offices have been measured on a Net Internal Basis and extend to **203.3 sq m (2,188 sq ft)**.

There is an additional cellar.

The rear external garage provides approximately 27 sq m (290 sq ft) on the ground floor. An equivalent area is also provided on the first floor.

## Lease Terms and Price

The property is let on a 5-year lease renewal with effect from 19 September 2024. The lease is effectively on a full repairing and insuring basis. There is a tenant only break clause on 19 September 2027. The rent is £22,000 pa (without review).

The guide price is £275,000.

## Local Authority

North Lincolnshire Council

## Rating Assessment

The property is assessed as Office and Premises with a rateable value of £11,250.

**EPC:** E (112)

## Services

All mains services are connected to the property. Prospective purchasers are advised to check on the suitability of the services for their proposed use.

## VAT

The price quoted is exclusive of VAT. VAT is not applicable to this transaction.





## Legal Costs

Each party will be responsible for their own legal costs incurred in respect of this transaction.

## Money Laundering

In accordance with Anti-Money Laundering Regulations two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## Viewings and Further Information:

Viewings are strictly on an accompanied basis, by prior appointment, please contact the Sole Selling Agents:

Carl Bradley  
07971 875863  
[carl.bradley@sw.co.uk](mailto:carl.bradley@sw.co.uk)

Simon Weightman  
07971 875862  
[simon.weightman@sw.co.uk](mailto:simon.weightman@sw.co.uk)

Office Tel No: 01482 645 522

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL