

Stonepit Road,
South Cave, HU15 2BY

INVESTMENT

Investment for sale

c.1.35 acres (0.54 Ha) let to
Avanti Gas Limited

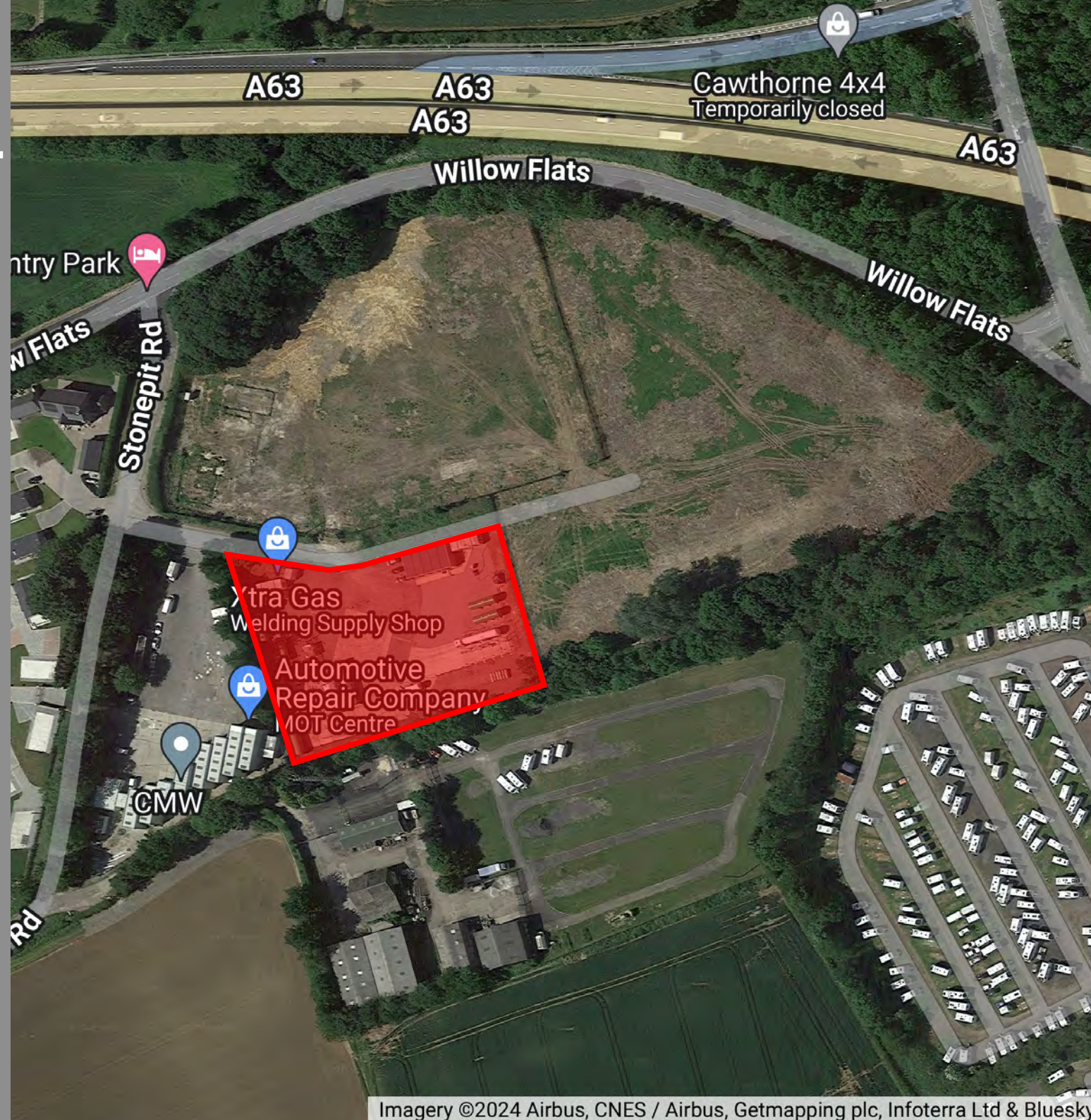
Passing rent £29,000 p.a.

Rent review to OMV or RPI
(December 2024)

No caps or collars

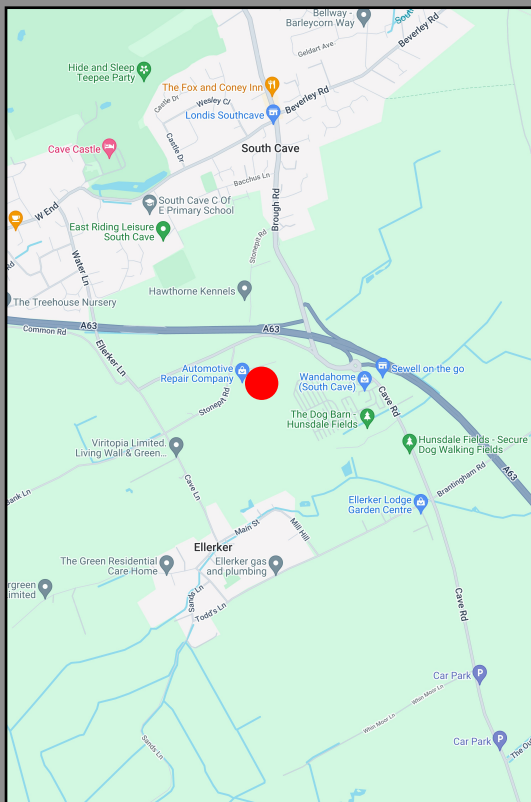
Offers in the region of
£500,000

Scotts
01482 325634



Stonepit Road,
South Cave, HU15 2BY

INVESTMENT



LOCATION/DESCRIPTION

The property is on the south side of the A63 at the South Cave junction approximately 13 miles west of Hull, 16 miles east of Goole and 48 miles east of Leeds.

The investment comprises c.1.35 acres (0.54 Ha) of a regular shaped site with a mix of tarmac, hardcore and concrete surfaces, currently used as a gas storage depot in relation to the tenant's business.

ACCOMMODATION

c.1.35 acres (0.54 Ha)

RATEABLE VALUE

The property is described as 'Land used for storage & Premises' with a Rateable Value of £22,750 (2023 Rating List). Under current legislation, a qualifying small business will benefit from full rates relief.

LEASE TERMS

The property is let to Avanti Gas Limited (Company No: 00481121), expiring 24 December 2029, with a current passing rent of £29,000 per annum with a rent review due on 25 December 2024 to open market value or RPI (no caps or collars).

Company Information: Avanti Gas Limited www.avantigas.com. Latest accounts (30/09/22) show a turnover of £230m, pre-tax profits £8.1m and shareholders' funds of £71.9m.

PRICE

£500,000.

TENURE

Freehold subject to a lease to Avanti Gas Limited.

VAT

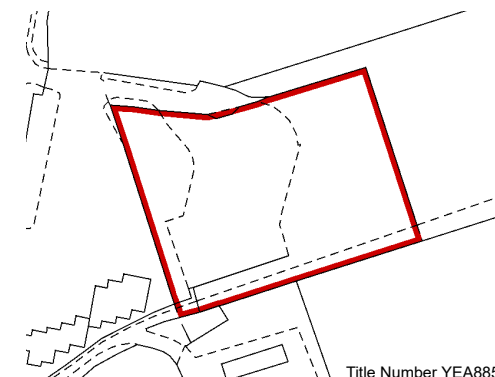
VAT is applicable to a sale.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred with the purchaser responsible for any Stamp Duty Land Tax that may be payable.

FURTHER INFORMATION AND TO VIEW

Contact Tim Powell tim@scottscs-property.co.uk 07801 515165



Scotts
01482 325634
www.scottscs-property.co.uk

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimby** 12 Town Hall Street, DN31 1HN **CS.7103**

Disclaimer: Scotts, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Scotts has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.