



## Investment Opportunity 1,960 Sq Ft (182.08 Sq M)

- Perfect for the Private Investor or SIPP
- High quality office building
- Popular location

# Investment Opportunity

## 1,960 Sq Ft (182.08 Sq M)

### Location

Ebor Court office park is located just 200 metres from junction 38 of the A1(M). The development is located 4 miles west of Doncaster city centre, 9 miles south of the M62 (junction 33) and 8 miles north of the M18 (junction 3). Surrounding occupiers include Next Plc, B&Q, DFS, South Yorkshire Police HQ and McDonalds.

### Description

The accommodation in question comprises a 2 storey pavilion style office.

The premises benefit from the following facilities/specification:

- Gas fired central heating
- Full carpeting throughout
- Double glazing
- Kitchen Facilities
- On site CCTV
- Male/Female/Disabled WC's
- Dedicated car parking spaces

### Accommodation

The units combined has a net internal area of 1,960 sq. ft (182.09 sq. m) shared over 2 floors.

### Accommodation

DESCRIPTION	SQ FT	SQ M
GF K and D Sheppard	980	91.04
1F Powell Engineering UK Ltd	980	91.04
<b>TOTAL</b>	<b>1,960 SQ FT</b>	<b>182.08 SQ M</b>

### Terms

The property is available to purchase, with the benefit of the Tenancies in place, at a purchase price of £200,000, reflecting a Net Initial Yield of 10.8%.

### VAT

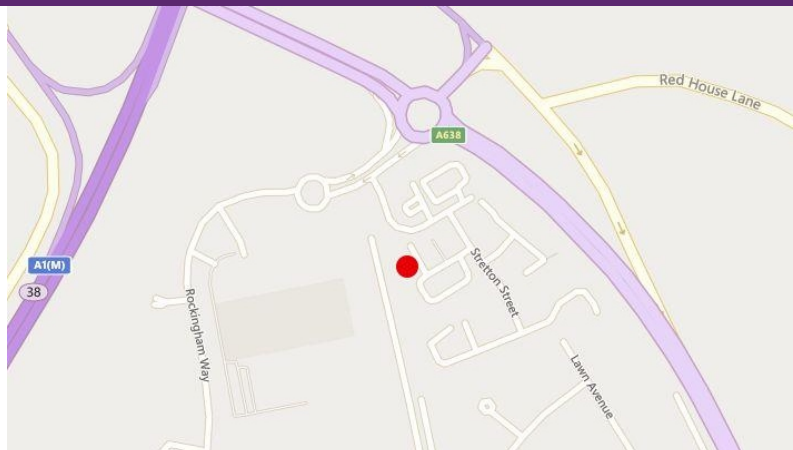
All figures quoted are subject to VAT at the prevailing rate where applicable.

### Rateable Value

The rateable value is available on request.

### EPC Rating

The property has an EPC rating of "C".



### Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

### Legal Costs

Each party to bear their own legal costs incurred in any transaction.

### Further Information

For further information please contact the sole agents CPP

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