TRADE COUNTER / BUILDERS MERCHANT INVESTMENT

For Sale

Huws Gray, Rowland House, Rowland Road, Scunthorpe
DN16 1ST

#10616/2026F

BTG Eddisons

HUWS GRAY, ROWLAND ROAD

Scunthorpe DN16 1ST

Agreement	Detail	Price	Size	Location	Property ID
Freehold For Sale	Investment	OIEO £3,300,000 6.97% NIY	4,081 sq m (43,926 sq ft)	Scunthorpe, DN16 1ST	#10616/2026F

For Viewing & All Other Enquiries Please Contact:

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Property

The property is arranged around a main steel portal framed trade counter, showroom and warehouse with central customer car parking, with trade and servicing access around all elevations. In addition, there is an older warehouse/"heavy goods" storage building located to the rear of the site.

The site area extends to 4 acres and benefits from security fencing around the whole perimeter.

The building to site ratio is 21.6% providing large areas of well surfaced open yard/material storage.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m^2	ft^2
Main Building - GF	3,149	33,899
Main Building - FF (Offices)	198	2,128
Mezzanine	357	3,840
Detached Heavy Goods Warehouse - GF	344	3,699
Mezzanine	33	360
Total	**4081**	**43,926**

Site Area

Total Site Area : 4 Acres

Tenancy

The property is let to Huws Gray Ltd for a term of 15 years from 1st January 2024 with 5 yearly upward rent reviews on Full Repairing and Insuring terms, with a Tenant Only break clause upon the 10th anniversary of the term (1st January 2034).

Current rent passing is £235,000 per annum, increasing to £245,000 per annum in January 2028.

Covenant Strength

Huws Gray Limited (Company No 02506633) is the UK's largest independent builders merchant with over 250 branches nationwide and employing over 5500. Founded in 1990 the business has grown substantially with the last report financials showing a turnover of £1.326 billion and a pre-tax profit of £27.5 million.

Creditsafe rates Huws Gray Ltd with a Risk Score of 100/100.

Price

Offers In Excess of £3,300,000 for the Freehold investment.

Net Initial Yield

A purchase at the guide price would show a Net Initial Yield of 6.97% after deduction of standard Purchaser's costs.

Please note that the seller will "top up" the rent at completion to the equivalent of £245,000 per annum.

VAT

The property is elected for VAT. It is envisaged that the transaction will be treated as a TOGC. On this basis, no VAT will therefore be payable on the purchase price.

Energy Performance Certificate

Rating: Main Building - 59C

Detached Heavy Goods Warehouse - Exempt

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Information Available upon Request

1. Lease dated 28th March 2024.
2. Land Registry and Title Plans.
3. Creditsafe Report.
4. EPC Certificates.

Anti-Money Laundering

Prospective purchasers/tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

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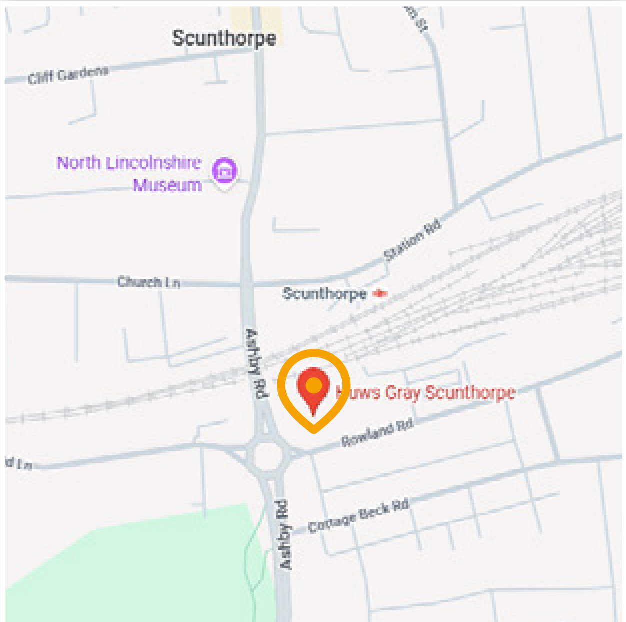
Location

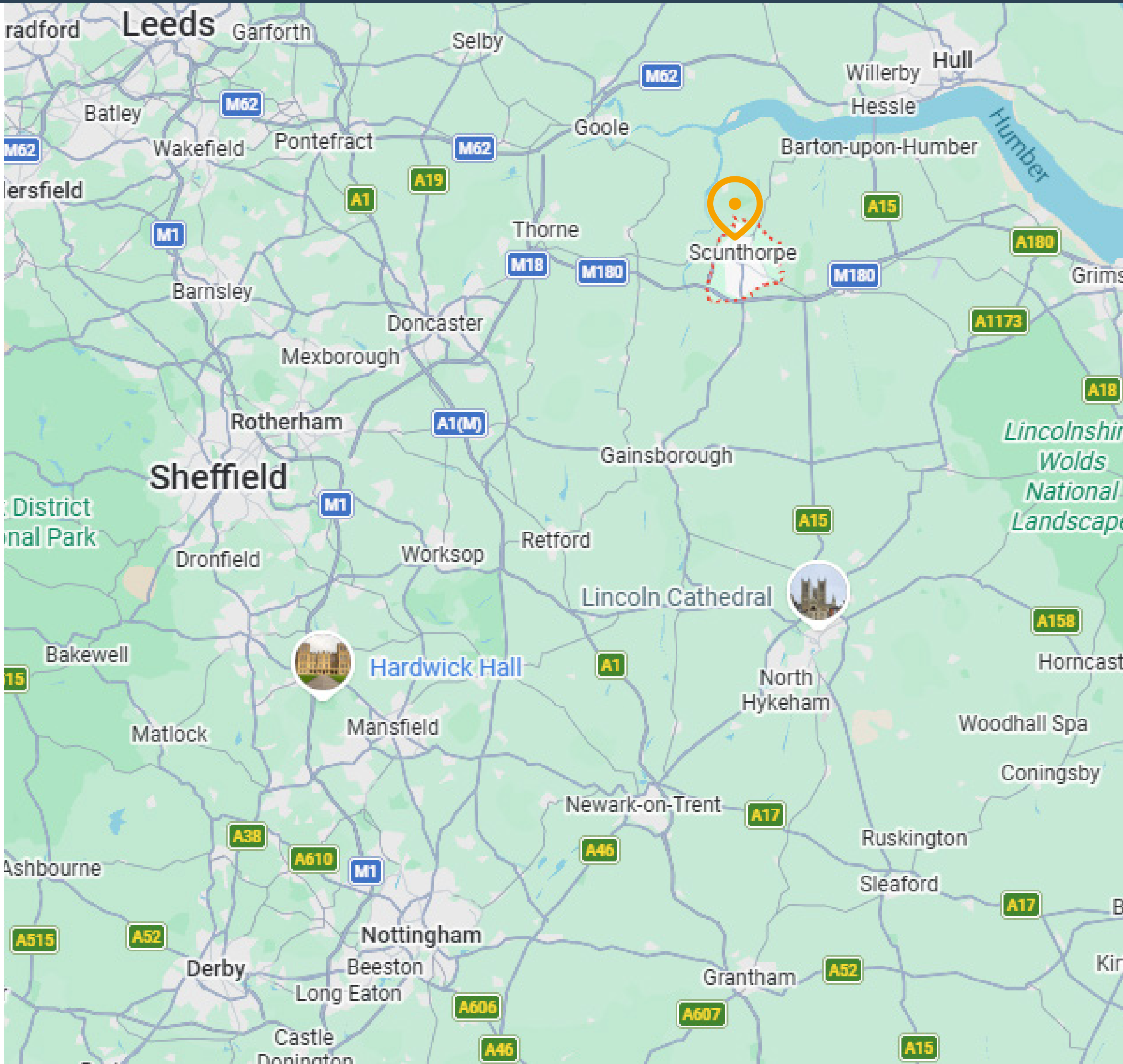
The site is situated in a prominent roundabout roadside edge of town centre location with 190m frontage to Rowland Road which provides a link to Brigg Road and the trade/industrial district to the East of the town centre. The busy roundabout junction with Ashby Road provides easy access to the A1077M via Kingsway, or the A15 South via Queensway.

The site is strategically located to the South of Scunthorpe railway station and would therefore lend itself to alternative trade and retail purposes, subject to necessary Planning Consents.

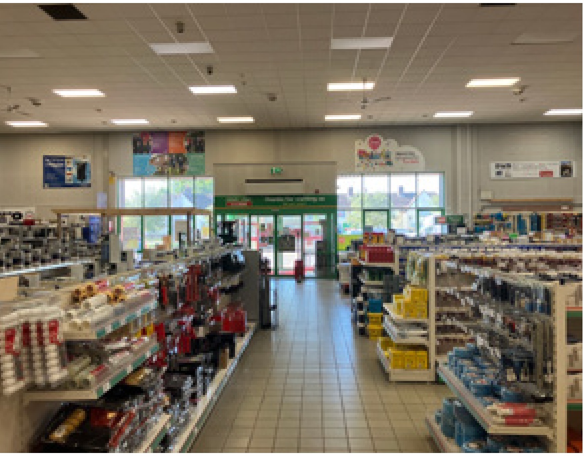
Scunthorpe is a large industrial town in Lincolnshire with a population of 81,286 (2021 Census). The town is strategically located adjacent to the M180 motorway, providing links to the major ports at Grimsby and Immingham, via the A15/Humber Bridge to Hull with easy access to the M18, A1(M) and M62 motorway networks to the West.

The town is located 29 miles North of Lincoln, 26 miles South West of Hull and 30 miles East of Doncaster.






HUWS GRAY
BUILDBASE

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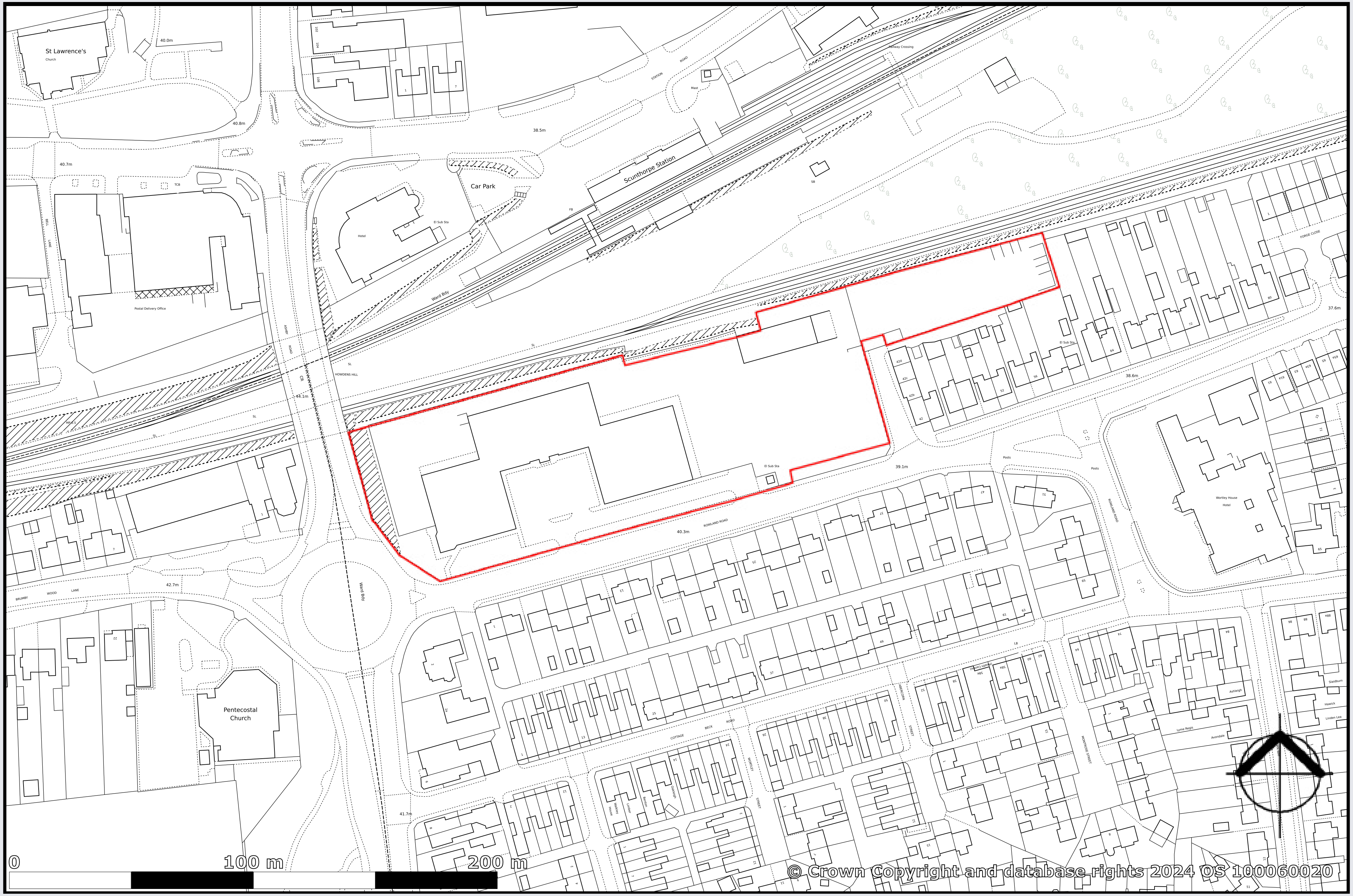

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Plotted Scale - 1:2,500