18 West Street, West Butterwick, Scunthorpe,

North Lincolnshire, DN17 3LA

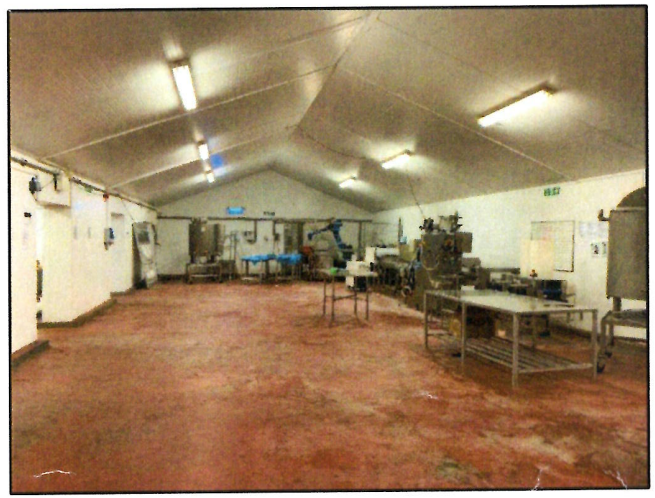
Orbital Food Machinery

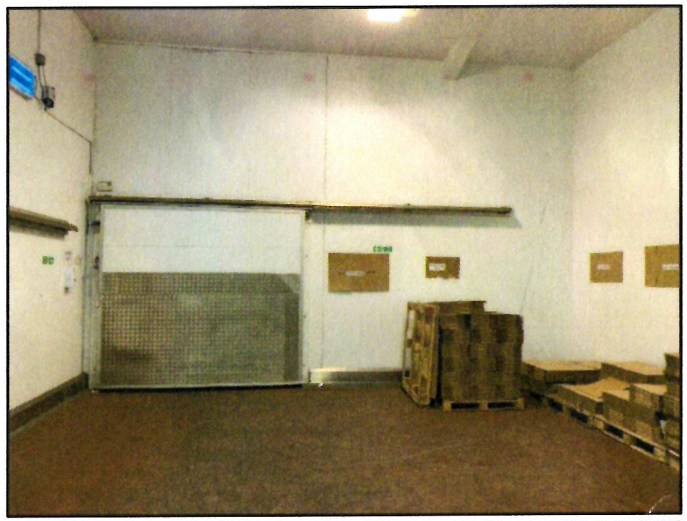
Ready to go Food Production Facility of 2,223.15 sq m (25,200 sq ft) approx

Business Rates

The Purchaser will be responsible for the payment of rates to the local authority, being North Lincolnshire Council. We have obtained the following 2017 rateable value from the Valuation Office Agency website, £28,500 (Factory & Premises), which is subject to the current Uniform Business Rate in the pound.

Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly and to ascertain whether transitional relief is still available on the property, or if the rateable value is under appeal.





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Petrol Ln
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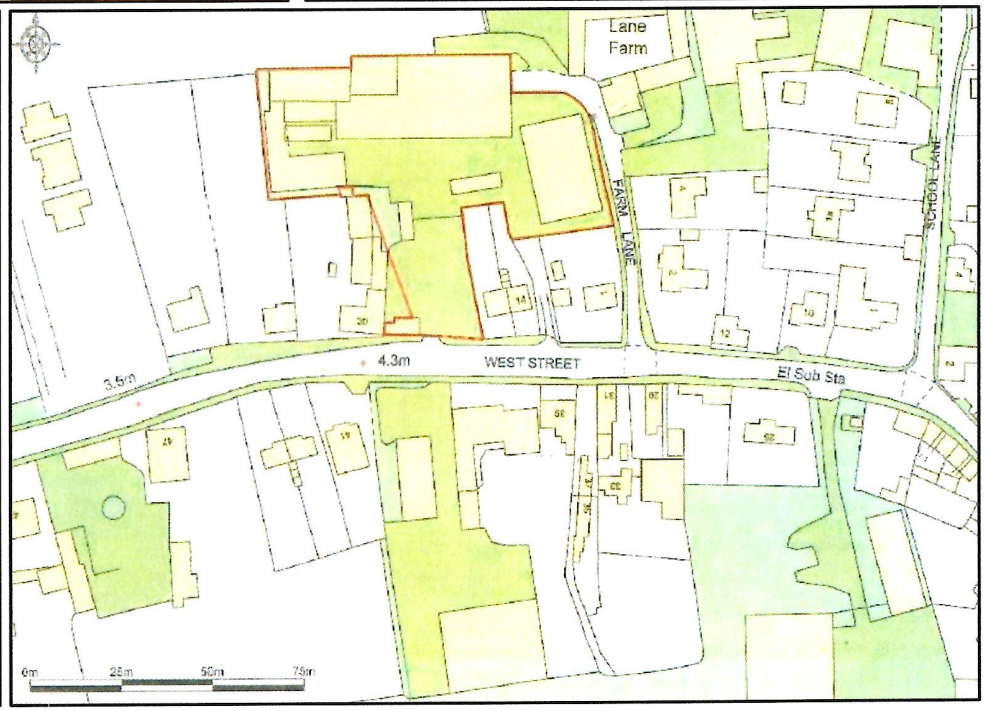
Lane
Farm
FARM LANE
SCHOOL LANE
3.5m
4.3m
WEST STREET
El Sub Sta
0m
25m
50m
75m

Location

West Butterwick is a popular rural North Lincolnshire village, situated within the Isle of Axholme, being approximately 4 miles north east of Epworth and approximately 10 miles south west of Scunthorpe town centre.

The villages of East and West Butterwick are essentially divided by the River Trent. The village has a population of approximately 1,000. The location of the property is central within the village and West Street connects to North Street which in turn leads to the A18, M181 and M180.

Scunthorpe is the principal commercial centre for North Lincolnshire and benefits from a catchment area of approximately 152,000 people. The town is well situated being within close proximity to Humberside International Airport and Doncaster Sheffield Airport.

Scunthorpe is situated adjacent to the M180 and M181 motorways, which have excellent links to the national motorway network, regional airports, docks and other substantial conurbations. North Lincolnshire also offers an extensive and readily available labour supply with a variety of manufacturing, production and distribution skills.

Summary

- Food Production Facility of 2,223.15 sq m (25,200 sq ft) approx.
- Cold and chilled storage facilities
- Rare opportunity to purchase food grade premises on a freehold basis
- Additional land available by way of separate negotiation

Description

The property comprises an established food production facility consisting of two main production buildings, including chilled/frozen storage, together with a development kitchen with a first floor meeting room above. There are also a range of storage facilities, engineering workshops and certain containers, including two chiller facilities which can be made available by separate negotiation, if required.

The production facilities have been fitted to modern food grade standards to achieve BRC accreditation. The accommodation benefits from fitted food grade lighting, to the production areas, hygiene wall and certain panels and drainage is provided to the ground floor areas. Both buildings benefits from ancillary staff changing, WCs and mess room facilities, together with fire and security alarms.

Externally, the property benefits from a car park to the front, accessed directly from West Street. The site is irregular in shape and benefits from further access to the rear from Farm Lane.

Accommodation

The property provides the following approximate accommodation which has been measured on a Gross Internal Area basis briefly comprises:

	Sq m	Sq ft
Ground Floor		
Food Production & Warehouse	189.03	12,793
First Floor		
Mezzanine Storage & Ancillary areas	169.67	1,826
	1,358.07	**14,619**
Former Cold Store Production Building		
Ground Floor	428.16	4,607
First Floor		
Ancillary Staff Accommodation	119.05	1,281
	547.21	**5,888**
Store	74.21	798
Engineering Workshop	183.99	1,979
Plant Room/Stores	4.09	53
Development Kitchen – Ground Floor	30.79	331
First Floor		
Meeting Room	23.35	251
Total Accommodation	**2,223.15**	**25,200**

	Ha	Acres
Site Area	0.43	1.064