

# Unit 1, Manor Court, Scarborough, YO11 3TU



**Fully Let Office Investment**  
**996-Year Long Leasehold For Sale**

# Unit 1, Manor Court, Scarborough Business Park, Scarborough, YO11 3TU

## Investment summary

- Excellent opportunity to purchase a modern self-contained office with an EPC rating of B(42)
- Situated on Manor Court within Scarborough Business Park
- Neighbouring occupiers include Morrisons, McDonalds, Screwfix, Skoda and Handelsbanken
- Let to The National Farmers Union Mutual Insurance Society Limited, the UK's insurance brand of the year in 2022, 2023 and 2024
- Rental income of £27,500 per annum
- Renewed 10-year lease from September 2020
- The Tenant has not exercised their break, demonstrating commitment to the location
- The property is held on a 996-year long leasehold interest expiring in 3006
- Offers in excess of £260,000 (Two hundred and sixty thousand pounds)
- A purchase at this level reflects a net initial yield (NIY) of 10.29% assuming usual purchaser's costs.





# The property

## Description

Manor Court has been designed to suit all the needs of modern office occupiers, providing flexibility and cost-effectiveness. Unit 1 extends to approximately 2,480 sq ft (230.4 Sq M) with designated onsite parking across the landscaped grounds.

Unit 1 Manor Court is predominately open plan and includes partitioned meeting rooms configured to the tenant's specification. The office accommodation has clear access raised floors, suspended ceilings and recessed lighting.

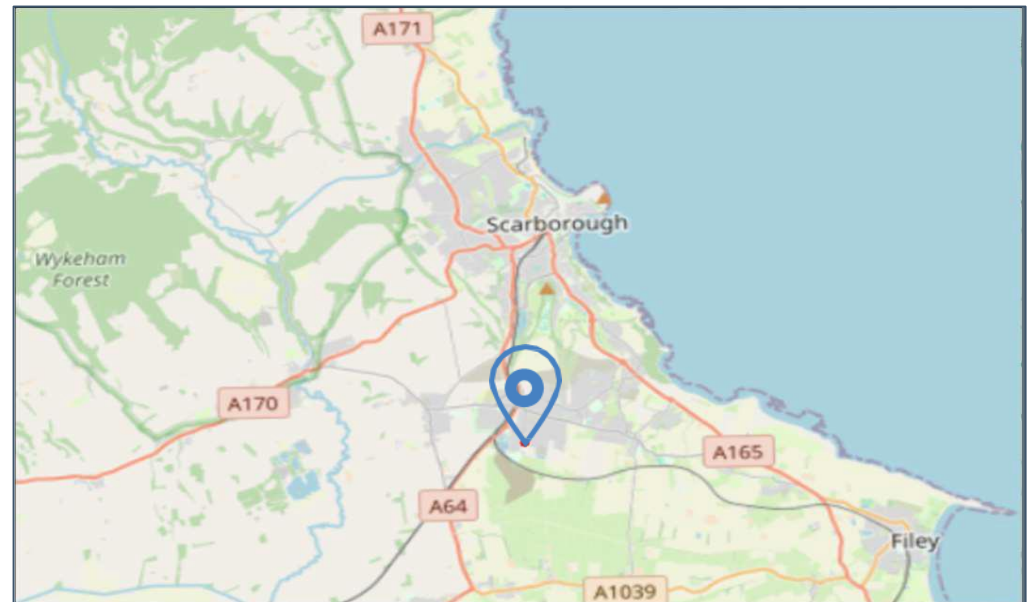
The property benefits from a reception area, dedicated WC facilities, a kitchenette and server room to the ground floor. The unit additionally features neutrally painted walls, a comfort cooling system and ample natural light.

## Location

The property is located on Manor Court in Eastfield, a town and civil parish in North Yorkshire. Manor Court provides a range of modern self-contained offices within Scarborough Business Park, approximately 4.2 miles away from Scarborough town centre. Scarborough Business Park offers a range of office, warehouse, retail and leisure facilities with neighbouring occupiers including Morrisons, McDonalds, Screwfix and Skoda.

Scarborough Business Park is situated on the UK's scenic east coastline with an excellent road network including the A64, A170 and A165. York is approximately 37.2 miles west with Hull being approximately 38.5 miles south. Scarborough Business Park is within a 14-minute walk to Seamer railway station and 90-minute drive to Leeds Bradford and Humber Airport.

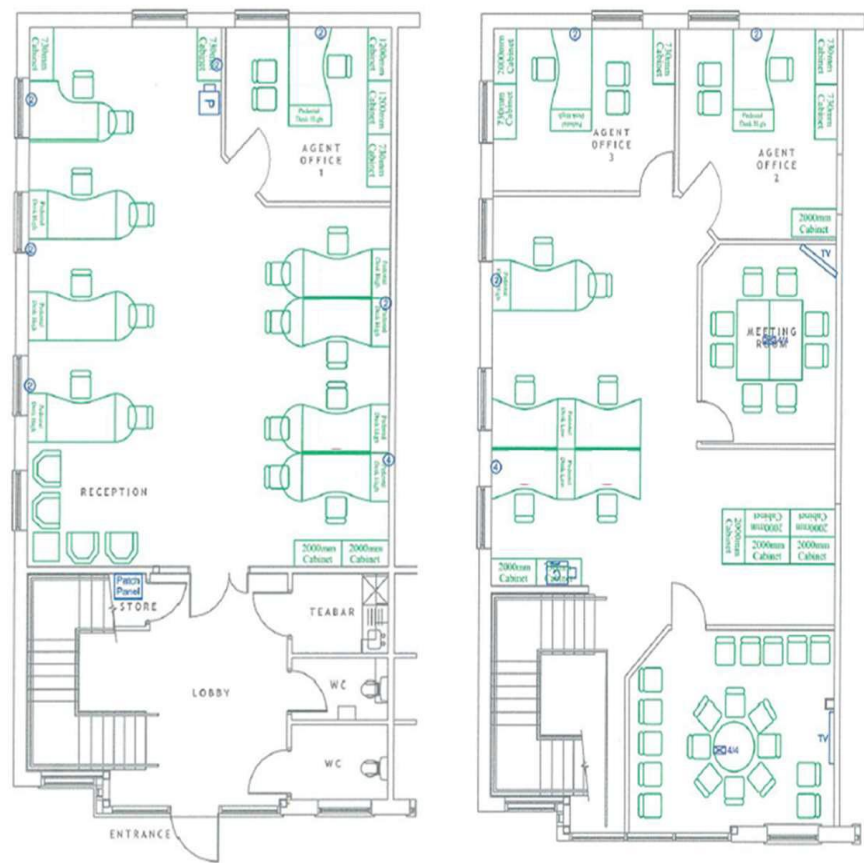
Scarborough additionally benefits from direct rail links mainly via TransPennine Express and Northern trains. With a population of 61,749, Scarborough is the largest town on the Yorkshire coast, being the fourth largest settlement in the county. Scarborough is known for its beautiful beaches, cultural landmarks and leisure activities.



Accommodation

The accommodation has been measured in accordance with the RICS Property Measurement 2018 on an IPMS 3 – Office basis and provides the following approximate areas:

Floor/Unit	Use	Sq M	Sq Ft
Ground Floor	Office	112.0	1,205.6
First Floor	Office	118.4	1,274.4
Total		230.4	2,480



# Further information

## Tenancy and Covenant

The self-contained office is let to National Farmers Union Mutual Insurance Society Limited (Company Number 0011982). The National Farmers Union Mutual Insurance Society Limited hold a 10-year, full repairing and insurance lease renewal from 17<sup>th</sup> September 2020. The passing rent was fully rebased as part of the lease renewal to £27,500 per annum, reflecting £11.09 psf.

The lease includes a break clause on the 16<sup>th</sup> September 2025 which has not been exercised by the tenant and a rent review on 17<sup>th</sup> September 2025.

The National Farmers Union Mutual Insurance Society Limited is a UK insurance composite, named insurance brand of the year 2022, 2023 and 2024. RFA credit report March 2025, provides a rating for The National Farmers Union Mutual Insurance Society Limited of 76/100, below average risk.

Year	Turnover	Total Assets
Dec 2023	£1,662,000,000	£19,668,000,000
Dec 2022	£1,538,000,000	£18,777,000,000
Dec 2021	£1,578,000,000	£21,125,000,000



## Proposal

We are instructed to seek offers in excess of £260,000 for the long leasehold interest. A purchase at this level reflects a Net Initial Yield of approximately 10.29% assuming usual purchaser costs and a capital value of £105 psf.

## VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). It is assumed the property is elected for VAT and therefore it is envisaged the transaction will be treated as a Transfer of a Going Concern (TOGC) for VAT purposes

## AML

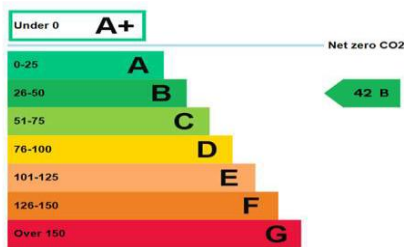
In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended 2019), the Purchaser will be required to comply with Fisher Germans Anti-Money Laundering policy. Further details on request.

## Tenure

Leasehold (NYK349858). The property is held on a 996-year long leasehold interest expiring in 3006 subject to a peppercorn rent.

## EPC

The property is assessed with a B (42) rating expiring 09/08/2030.





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## Contact us

Viewings by appointment only, to arrange a viewing, please contact:



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