

INDUSTRIAL PREMISES WITH YARD SPACE FOR SALE

Sherburn Terrace, Consett, DH8 6NQ

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS



- Versatile Industrial Unit with Yard Space
- Unit size of 409.7m² (4,408ft²)
- Ample Secure Yard Space
- EPC Rating F139
- Storage and Offices
- Prominent roadside location

Freehold price of £250,000

LOCATION

The subject property is located on Sherburn Terrace in Consett. Sherburn Terrace links with Front Street in Consett's town centre which is 0.3 miles away.

The property is situated within a predominantly residential location with bus stops located on Sherburn Terrace. There are also a number of businesses within close proximity which include The Grey Horse, Kwik Fit and Circle Flowers.

The property is within close proximity to A691, A692 and A694 which provide access to the A1(M) and Newcastle upon Tyne city centre.

DESCRIPTION

The subject property comprises a well presented industrial unit with extensive rear yard space.

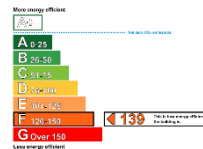
Internally the property is arranged over ground floor and mezzanine level. The ground floor comprises office space, a workshop and a garage and the mezzanine level is currently used for storage.

ACCOMMODATION

Ground floor	364.5m ²	3,922ft ²
Mezzanine	45.2m ²	486ft ²
Total	409.7m²	4,408ft²
Storage Land	1,236m ²	13,304ft ² (0.3 Acre Approx)

EPC RATING

F139



RATING ASSESSMENT

Description	RV	Estimated Rates Payable
Workshop and Premises	£7,800	£3,892.20

We are advised that the rateable value of the premises as at 1 April 2017 is £7,800 and we have estimated the accrual rates payable for the current year above. This is based on the standard Small Business Rate of 49.9p in the pound. However, interested parties should confirm the current position with the Local Authority.

TERMS

The freehold of the property is available at £250,000 (Two Hundred and Fifty Thousand Pounds.)

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

VIEWING

For general enquiries and viewing arrangements please contact Nicholas Bramwell at Bradley Hall.

Tel: 0191 232 8080

Email: nicholas.bramwell@bradleyhall.co.uk

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.leasebusinesspremise.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.



IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

Registered in England No. 07236458

1 Hood Street, Newcastle upon Tyne, NE1 6JQ



Bus stops located on Sherburn Terrace



12.6 miles from Chester Le Street Train Station



0.3 miles from A692
0.3 miles from A694
10 miles from A1(M)



16 miles from Newcastle International Airport