



Former Stratstone Jaguar, Stoneygate, Houghton-le-spring DH4 4NJ

FOR SALE

Prime Freehold Roadside Site -
Reduced Price

22,688 Sq Ft
(2,108 Sq M)

Former Stratstone Jaguar, Stoneygate, Houghton-le-spring DH4 4NJ

DESCRIPTION

The total site extends to 1.97 acres comprising a former car showroom positioned to the east of the site, together with a self-contained 3 bed bungalow to the west.

The showroom is approximately 7,300 sq ft which includes a steel frame workshop to the rear totalling circa 11,900 sq ft. Ancillary offices compliment the showroom with the total GIA of the whole extending to 22,688 sq ft. The premises require complete refurbishment/redevelopment.

- ✓ Prime roadside site
- ✓ Freehold Title(s)
- ✓ Potential alternative uses (STP)
- ✓ 1.97 acre site
- ✓ Rare opportunity
- ✓ Former car showroom and 3 bed bungalow



LOCATION

The property is located in Stoneygate, Houghton-le-Spring, approximately 5 miles south west of Sunderland city centre. It fronts the A690 approximately half a mile from its junction with the A19 providing direct access to the A1(M) and Durham city centre.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Showroom	7,299	678
Offices	3,503	325
Industrial	11,886	1,104
Total	22,688	2,108

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

The premises are listed on the Valuation Office Agency website as follows:-

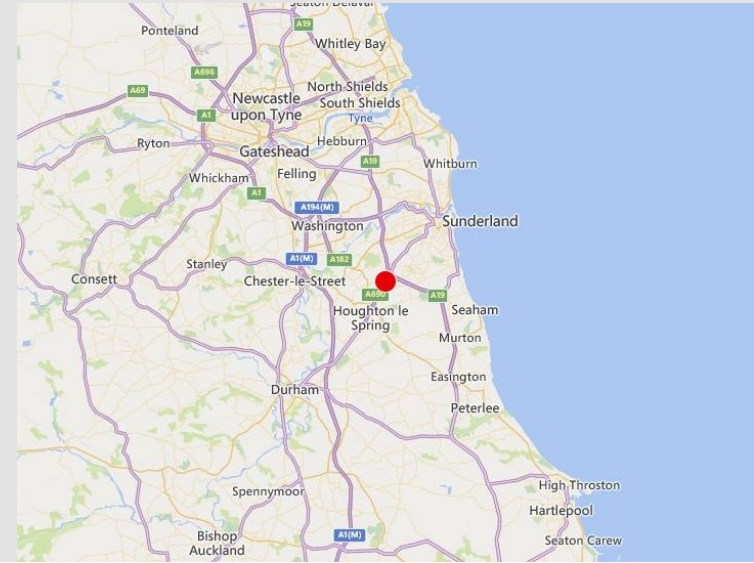
Car Showroom & Premises - £132,000

TERMS

£1.25 million including the bungalow.

EPC Main building Band C-74.

Bungalow Band E-102.



lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.

Regulated by RICS 02-Apr-2024

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Mr Andrew Wright
0191 338 8320
awright@lsh.co.uk

Niall Combe
07843 818340
ncombe@lsh.co.uk