

0191 731 8660

FOR SALE



Town Centre Warehouse / Storage Unit 280.74 sq m (3,022 sq ft)

Freehold £100,000

MARMADUKE STREET SPENNYMOOR CO. DURHAM DL16 6DN

- Strategic Location: 0.7 Miles from A688, 1.8 Miles from A167 & 4.7 Miles from A1(M)
- Loading via Large Steel Roller Shutter
- Eaves Height Approximately 4.20m
- Excellent Opportunity for an Owner Occupier
- Would Suit a Variety of Uses (Subject to Planning)
- No Business Rates Payable (Subject to Eligibility)

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LOCATION

The property is situated on Marmaduke Street, a predominantly residential area within the popular Co. Durham town of Spennymoor.

Spennymoor itself is situated approximately 6 miles south of the City of Durham and 6 miles northeast of Bishop Auckland.

The A688 is located less than 0.7 miles to the south, meaning that the property also benefits from excellent access to the A167 and Junction 61 of the A1(M). Public transport links are also excellent.

DESCRIPTION

The premises comprises a warehouse / industrial unit of steel frame construction with predominantly brick and blockwork elevations, solid concrete floors, all under a single pitched roof.

Internally the accommodation is arranged to provide an open plan space accessed via a large electrically operated steel roller shutter door to the front. The height to eaves is approximately 4.20m.

ACCOMMODATION

	sq m	sq ft
Ground Floor Warehouse	280.74	3,022
TOTAL	280.74	3,022

TERMS

Freehold offers in the region of £100,000.

BUSINESS RATES

Rateable Value : £5,100 (Effective 1st April 2023) Estimated Rates Payable: **£0** (24/25)

Our estimates are calculated by applying the appropriate Business Rate Multiplier to the RV and adjusting for Small Business Rate Relief, in cases where the RV indicates that it may be available. Not all properties or 'small businesses' qualify for relief. It is important that interested parties confirm the accuracy of this information and the actual rates payable with the Local Authority.

ENERGY PERFORMANCE

EPC rating 64 C.

VAT

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

LEGAL COSTS

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

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the purchaser.

VIEWING & FURTHER INFORMATION

For general enquiries and viewing arrangements please contact:

Daryl Carr t: 0191 731 8660 e: <u>daryl@grahamshall.com</u>





Important Notice - Graham S Hall Chartered Surveyors for themselves and for the vendors and lessors of the property give notice that: 1) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Graham S Hall Chartered Surveyors or their clients. 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, either principal or employee, at Graham S Hall Chartered Surveyors has any authority to make or give any representation or warranty in relation to this property. 4) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for purpose or in working order.