



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)

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:

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