



Brandon Lane Surgery, Brandon Lane, Durham
Offers in the region of £295,000

Vickers
& Barrass

— Est. 1973 —

Land and Estate Agents

Brandon Lane Surgery, Durham

Vickers and Barrass are pleased to offer for sale a large commercial building formerly used as a Doctors Surgery. The property would suit a wide range of uses including office space, veterinary surgery, care centre, nursery, retail or residential conversion subject to the necessary planning consent. This modern single storey building offers good disabled access, benefits from gas fired central heating, fitted with roller shutter doors and windows for security. Externally there is a large car park with surrounding palisade security fencing.

LOCATION

The property is located on Brandon Lane on the outskirts of Brandon Village and Meadowfield. The area consists of a mix of residential and commercial properties. Nearby schools include Brandon Primary Academy and Durham Johnson Comprehensive School. Higher education is available at New College Durham and Durham University which is one of the UK's leading universities.

The Historic University City of Durham is located approximately 3 miles east of the property offering a wider range of leisure, educational and recreational facilities. The city centre benefits from river walks and the world-famous heritage site of Palace Green surrounded by historic buildings such as Durham Cathedral and Durham Castle. Large retail shopping facilities are available at Durham Retail Park and the Arnison Centre. Main line rail links are located at Durham Railway Station.

DISTANCES (Approximate)

Durham - 3 miles
Crook - 7 miles
Bishop Auckland - 10 miles
Sunderland - 16 miles
Darlington - 21 miles
Newcastle City Centre - 20 miles

Waiting Area

3.84m x 2.20m

Reception Office One

4.16m x 4.08m

Separate WC

Reception Office Two

3.86m x 2.53m

Central Hallway

Practice Nurse Office

4.51m x 3.87m

Containing w.c.

Consulting Room One

4.50m x 3.56m

Consulting Room Two

4.50m x 1.89m and 3.08m x 1.22m

Practice Managers Office

4.51m x 2.31m and 1.32m x 1.18m

Hall

Boiler Room

2.08m x 2.02m

Store

2.28m x 1.37m

Male and Female Toilets

Kitchen

4.65m x 3.02m

Lobby

Consulting Room Three

3.86m x 3.04m

Consulting Room Four

3.87m x 3.04m

Doctors Consulting Room Five

4.50m x 3.56m and 2.19m x 0.75m

Healthcare Consulting Room Six

4.45m x 3.38m

Side Entrance Hall

EXTERNAL

There is a car park to the rear and some grassed areas around the building.

BOUNDARIES

The vendor will only sell such interest if any, as they have in the boundary walls to the property.

MINES AND MINERALS

The mines and minerals are excepted and reserved.

TENURE

The property is registered freehold. Further information can be found at <https://search-property-information.service.gov.uk/>

SERVICES

The property is served by mains electricity, gas central heating, mains water and drainage systems.

BUSINESS RATES

The property is assessed for Business Rates as a Doctors Surgery and premises with a rateable value of £9,300 shown on the Government website web site www.tax.services.gov.uk/business-rates.

The property currently qualifies for a small business rate reduction.

COSTS

Each party is to bear their own costs.

VIEWING

Viewing is strictly by appointment only by contacting Vickers & Barrass, Darlington office.

WHAT 3 WORDS

Every three meter square of the world has been given a unique combination of three words. Visit what3words.com or download the free App which is available for iOS and Android smartphones and use the unique sequence of words below to accurately pinpoint this property.

///jump.dress.shall

PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to amalgamate, withdraw or exclude either of the lots shown at any time and to generally amend the particulars or method of sale. The property is sold subject to reserve(s).

Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer. The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

NOTES

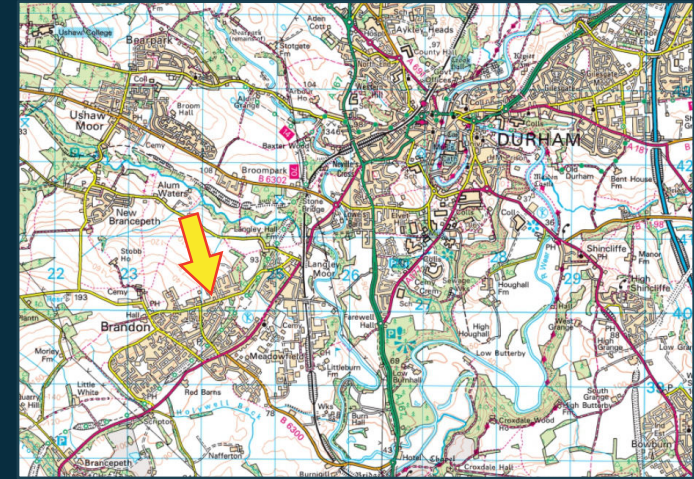
Particulars prepared - January 2023
Photographs - January 2023







LOCATION PLAN



ENERGY PERFORMANCE CERTIFICATE

Score	Operational rating	This building	Typical
0-25	A		
26-50	B		
51-75	C		
76-100	D	78 D	
101-125	E		
126-150	F		
150+	G		

Vickers and Barrass Chartered Surveyors gives notice that: These particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties 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. No person in the employment of Vickers and Barrass Chartered Surveyors has any authority to make any representation or warranty whatever in relation to the property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

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