



Sanderson  
Weatherall

# FOR SALE/TO LET

## OFFICE PREMISES



The Old Ticket Office, Burnhope Way, Peterlee, County Durham, SR8 1NT

[sw.co.uk](http://sw.co.uk)



Self-Contained Two Storey Office

Asking Price: £200,000

Prominent Location

Good transport links

Situated directly opposite Castle Dene Shopping Centre & adjacent to Lidl

Total Net Internal Area 2,463 sq ft

Subject to Contract

## Location

Peterlee is located in County Durham, approximately 7 miles west of Hartlepool and 13 miles south of Sunderland. The town has a population of some 37,000 and has the benefit of excellent transport links situated immediately adjacent to the A19 which is one of regions major road networks.

The property occupies a prominent position on Burnhope Way which is one of the Town's major routes in/out of the town centre. Essington Way Retail Park lies immediately to the rear of the subject property which comprises a Lidl Supermarket, Starbucks Drive Thru, KFC and Home Bargains.

The subject property is also situated directly opposite Castle Dene Shopping Centre which is home to many major retailers including ASDA, B&M, Iceland, Boots, Costa and Argos.

## Description

The subject property comprises a two storey office building of brick construction. The ground floor comprises a mixture of small meeting rooms/offices with a large reception and waiting area, kitchen and disabled WC facilities. There are staff WC's and shower facilities to the first floor as well as a large kitchen.

The property benefits from a suspended ceiling throughout with a mixture of fluorescent strip lighting and spotlights as well as solid concrete floors with a carpeted or vinyl covering. Heating is powered by a combi boiler on the first floor. The property is currently occupied by a charity and is used a drop-in centre.

## Accommodation

We understand that the accommodation provides the following approximate net internal floor areas:-

Description	sq m	sq ft
Ground Floor	118.39	1,274
First Floor	110.50	1,189
<b>Total</b>	<b>228.89</b>	<b>2,463</b>

## Asking Price

We have been instructed to seek offers in the region of £200,000 for our client's freehold interest.

Alternatively our client may consider letting the property at a rent to be agreed, subject to contract.



## Services

We understand that all mains services are connected to the property, however, would advise that any interested party make their own investigations regarding this matter.

## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## Energy Performance Certificate

An EPC has been commissioned and will be available upon request in due course.

## Business Rates

With effect from 1 April 2023 we understand the property is assessed for rating purposes as follows:-

Rateable Value - £20,250

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority (Durham County Council).

## VAT

All rents quoted are deemed exclusive of VAT where chargeable.

## Legal Costs

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

## Planning

The property currently has consent for uses within E use class of the Town & Country Planning Use Classes Order as amended 01.09.2020. Alternative uses may be considered subject to obtaining the necessary planning consent.



Strictly by prior appointment with the agents:

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