

FOR SALE/TO LET

OFFICE PREMISES





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
Total	228.89	2,463

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

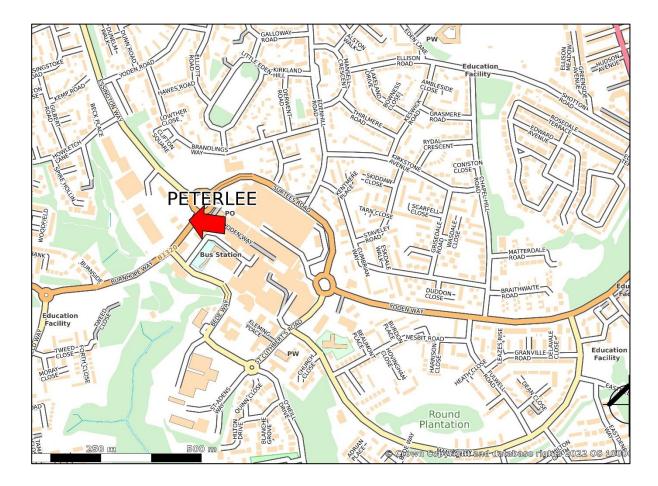
All rents quoted are deemed exclusive of VAT where chargeable.

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.



Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements or representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not make or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

September 2023 230208



Strictly by prior appointment with the agents:

James Fletcher

07894 411 871

james.fletcher@sw.co.uk

or

Mark Convery

07525 872 141

mark.convery@sw.co.uk

Sanderson Weatherall Central Square South Orchard Street Newcastle upon Tyne NE1 3AZ

Sanderson Weatherall

sw.co.uk