



COMMERCIAL UNIT

Units 1-3 Gatherley Road, Brompton on Swale



GSC GRAYS

PROPERTY • ESTATES • LAND

COMMERCIAL UNIT

UNITS 1-3 GATHERLEY ROAD, BROMPTON ON SWALE, DL10 7SQ

MIXED USE COMMERCIAL PROPERTY SITUATED IN A PRIME LOCATION IN THE BROMPTON-ON-SWALE INDUSTRIAL AREA ON THE JUNCTION OF STATION ROAD AND GATHERLEY ROAD. THE PROPERTY IS CURRENTLY DIVIDED INTO THREE SEPARATE UNITS WITH EASY CONVERSION POTENTIAL OFFERING USEFUL AND FLEXIBLE SPACE FOR A RANGE OF USES, EXTENDING TO CIRCA 16,500 SQFT (APPROX. NIA).

- 16,500 sqft (approx. NIA)
 - 1.45 acre site
- Potential for a variety of commercial or industrial uses
 - Extensive off-road parking available
 - Excellent connectivity to A1(M)
- Available as a whole with vacant possession

Guide Price - £1,750,000



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Location

Situated in a prime position on the junction of Station Road and Gatherley Road in the Brompton-on-Swale industrial area in the Borough of Richmond in North Yorkshire. The property benefits from excellent road links in close proximity to the A1(M) and the A66 for links to the west. East Coast main line train services are also available from nearby Northallerton and Darlington.

The Brompton-on-Swale industrial area is home to a range of occupiers including steel fabricators, food processing and packaging, building and timber suppliers, as well as vehicle dealerships on the road frontage.

The town of Catterick is approximately 1 mile to the south with the larger towns of Richmond (3 miles west) and Darlington (14 miles north).

Description

The property comprises a detached, self-contained, commercial facility with extensive car parking to the front as well as a rear yard and garden area.

The building is currently divided into three units:

- Unit 1 - Former children's playbarn with kitchen and wc facilities with access to the rear yard and garden area
- Unit 2 - Former showroom with a separate two storey internal area with wc facilities on the ground floor and offices above
- Unit 3 - Workshop with two roller shutter doors and small mezzanine office area and wc

The property offers potential to being opened into one large unit for a variety of uses (subject to necessary consents and approval).

Externally

The curtilage associated with the property is as shown on the plan included. The property is accessed off Gatherley Road and benefits from road frontage to both Station Road and Gatherley Road.



The front of the property is surfaced to provide extensive parking with landscaped areas to the roadside boundary. The rear of the property has a landscaped area previously used as a children's play area but with potential for multiple uses.

The Vendor will retain ownership of the access shown hatched brown on the enclosed plan and a full right of way will be granted over this area.

Tenure

The property is sold freehold with vacant possession.

Local Authority & Business Rates

The property is falls within the North Yorkshire Council Local Authority (Richmondshire) area.

The Valuation Office Agency lists the current rateable value of the property as follows:

Premises	Description	Rateable Value
Unit 1, Gatherley Road, Brompton On Swale, Richmond, North Yorkshire, DL10 7SQ	Soft play area and premises	£23,250
Unit 2, Gatherley Road, Brompton On Swale, Richmond, North Yorkshire, DL10 7SQ	Showroom and premises	£22,750
Unit 3, Gatherley Road, Brompton On Swale, Richmond, North Yorkshire, DL10 7SQ	Workshop and premises	£23,000



Services

Mains electricity is connected throughout with each unit benefitting from a sub-meter housed in a central meter cupboard within Unit 2. Mains water and sewerage are connected.



Planning

Interested parties should make their own enquiries of the Local Planning Authority to ascertain their intended use complies with current policy.

VAT

We do not believe that the sale is subject to VAT.

Energy Performance Certificates

The EPC rating of each unit is as follows:

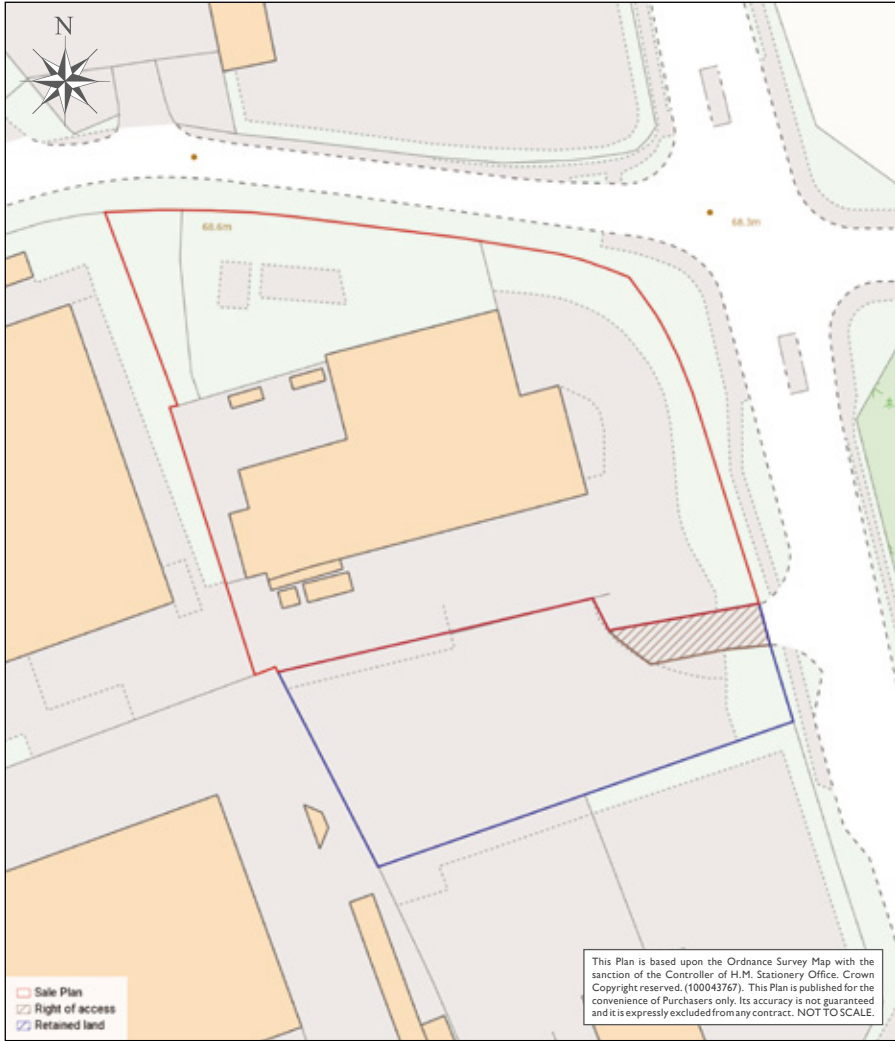
Premises	EPC Rating
Unit 1, Gatherley Road, Brompton On Swale, Richmond, North Yorkshire, DL10 7SQ	C57
Unit 2, Gatherley Road, Brompton On Swale, Richmond, North Yorkshire, DL10 7SQ	C53
Unit 3, Gatherley Road, Brompton On Swale, Richmond, North Yorkshire, DL10 7SQ	B48

Further details are available on request.

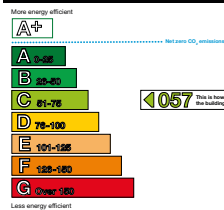
Viewings

Viewings are strictly by appointment only to be arranged through the selling agent, GSC Grays. Please contact GSC Grays on 01748 829203 for further information.

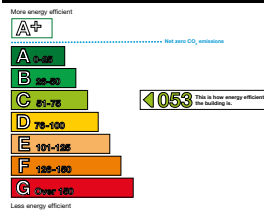




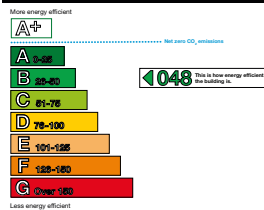
Energy Performance Asset Rating - Unit 1



Energy Performance Asset Rating - Unit 2



Energy Performance Asset Rating - Unit 3



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: May 2025

Photographs taken: May 2025