



Former Gladstone Packing Site

Council Depot, Low Prudhoe, Northumberland NE42 6NP

- Industrial Warehouse / Stores
- Two of the Four Units are Tenanted
- 0.1873 Hectares / 0.462 Acres
- Ample Parking
- Tarmac Area to Front
- Whole Site Likely Available in Future
- Floor Area 538 sq. m. (5,802 sq. ft.)
- Rental Income £13,200 per annum
- All Front of Building has Full Height Doors
- Excellent Transport Links
- Heavy Duty HGV Vehicle Wash System

Price: £400,000 Freehold

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Location

The unit is located in Low Prudhoe adjacent Northumberland County Council's depot. The unit enjoys excellent transport links with Prudhoe train station next across the street. Prudhoe town centre is 0.7 miles South East with Newcastle upon Tyne City Centre 14 miles East.

Description

A semi-detached industrial/warehouse of steel portal frame construction with cladding to the elevations and roof. Two of the units are tenanted with the other space sold with vacant possession. Two of the units need subdividing as our vendor currently occupies the space, this will be done when a sale is agreed. The other 2 bays are likely to be coming up for sale in a few years with our client looking to retire, an option to purchase can be agreed stc.

The dimensions are as follows:

Area	Height	Sq. m.	Sq. ft.	Description
Unit 1	25.6 ft	133.9	1,442	Tenanted
Unit 2	25.6 ft	133.9	1,442	Tenanted
Unit 3	25.6 ft	133.9	1,442	Vacant
Unit 4	16.5 ft	137.1	1,476	Vacant
Total		538.8	5,802	

Site area

0.1873 Hectares / 0.462 Acres

Tenure

Freehold

Rental Income

£13,200 + vat per annum (Units 1 & 2)

Tenants

Unit 1 & 2 are tenanted by the same company on a licence agreement, they have been in occupation since 2008.

Price

£400,000

Viewing

Strictly by appointment through this office.

Rateable Value

The 2023 Rating List entry is Rateable Value TBC

Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

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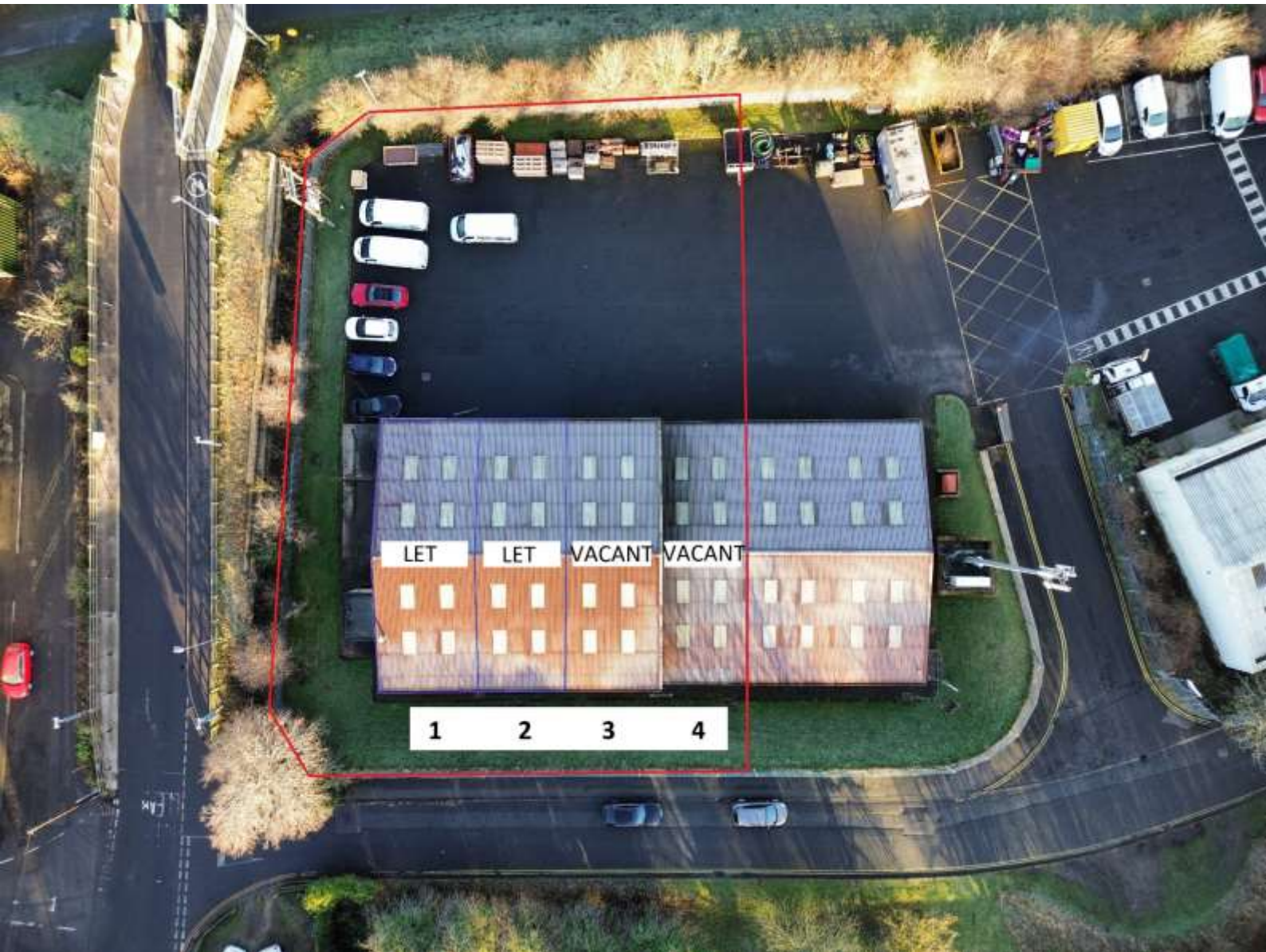
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