

FOR SALE – Offers in the Region of £85,000

4 Sawmills Lane

Brandon, Durham, DH7 8BJ

Versatile commercial premises

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SITUATION/LOCATION

The property is situated on Sawmills Lane adjacent to A690 an arterial route from Durham City Centre approximately 3 miles south west. Neighbouring occupiers include M&M Retail Pharmacy together with a number of vehicle showrooms and residential dwellings. Brandon lies adjacent to Meadowfield with access to A167 and A1M to surrounding commercial districts.

PREMISES

Detached single storey commercial premises constructed of brick under a flat and felt covered roof.

Internally the accommodation affords an open plan sales area with ancillary offices, stores and kitchen/wc. Externally there is forecourt parking at the front together with a tarmac and concrete surfaced yard at the rear enclosed by steel palisade fencing.

The property is heated via a gas fired central heating system and incorporates suspended ceilings.

The property would suit a variety of alternative commercial uses or potential re-development subject to obtaining the requisite consents.

TENURE

Freehold

ACCOMMODATION

The accommodation briefly comprises:-

Net Internal Area	125.65sq.m.	1,352sq.ft.
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AGENTS NOTE

The property is presently occupied via a lease held by Norchem Healthcare Ltd on full repairing and insuring terms at £7,200 per annum. The tenant has served notice to vacate and our client will gain possession around April 2020.

RATEABLE VALUE

The Valuation Office Agency website lists the rateable value with effect from April 2017 at £7,200 and falls within the threshold for small business relief.

VAT

We are advised by our client that this property has not been elected for VAT.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

C-71



18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945

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