

Property Details

UNIT 20, PEARSON INDUSTRIAL ESTATE, HOUGHTON LE SPRING DH5 0BG
FOR SALE
INDUSTRIAL / WAREHOUSE




**Ashley
Smith**

- **20,160 sq ft (1,872.86 sq m)**
 - Available whole or separate rear unit only of 9,768 sq ft
- **Well established industrial estate**
- **Prominent building with good frontage**
- **Allocated car parking**
- **Good transport links: A690, A1(M) & A19**
- **Asking Price: £295,000 (£14.63 psf) (as whole)**
- **Available with vacant possession or sale & leaseback**

LOCATION

The property is located in the well-established Pearson Industrial Estate, Houghton-le-Spring, County Durham. The subject property is situated approximately 1 mile to the south of Hetton-le-Hole Centre and 1.5 miles to the north of Hetton-le-Hole Golf Club. Transport links are reasonable with the A19 approximately 3.5 miles east and A690 which links to A1(M), 2 miles west. The property is currently owner occupied with Aardvark/Azutura currently in occupation.

Location plans are attached for illustrative purposes.

DESCRIPTION

The property can be purchased as a whole or in part (rear unit). The property comprises 2 combined industrial units with open plan warehouse and two floors of reasonably modern office space connected to the front of the property. The property also provides WCs, kitchen and ancillary storage.

Additional photographs are available via the agent.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property provides the following approximate gross internal floor areas:

ACCOMMODATION	Sq ft	Sq m
Warehouse (front unit)	6,345	589.49
Ground Floor office (front)	1,401	130.19
First Floor offices (front unit)	2,645	245.68
Warehouse (rear unit)	8,991	835.31
Store (connected to rear unit)	777	72.19
TOTAL	20,160	1,872.86

Eaves Height: 4.51m (min) / Apex: 7.0m (approx)

Floor plan enclosed for illustrative purposes.

ASKING PRICE:

£295,000 for the whole freehold interest
or
£150,000 for the freehold interest of the rear unit (if split)

TENURE

Freehold.

Available either with vacant possession **OR** as a sale and leaseback. Sale and leaseback available from existing owner with a 3 year term & 1 year option to break, other terms to be agreed (e.g. rent etc).

MONEY LAUNDERING REGULATIONS

The Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

LEGAL AND PROFESSIONAL COSTS

Each party to be responsible for their own legal and professional costs incurred in any transaction.

SERVICES

We are informed the property is connected to all main services, with the exception of gas, and benefits from 3 phase electricity supply. No checks have been undertaken by the agent. All interested parties to make own enquiries prior to entering into a contract.

USE

We understand that the property is currently used for industrial purposes. Interested parties are to satisfy themselves with planning permission for their proposed use, prior to entering into a contract.

BUSINESS RATES

Eligible parties may be able to obtain 100% rate relief (No Business Rates payable) under current Government legislation but should satisfy themselves as to the rate liability for the property.

The units are entered into the 2017 Rating List as:

Unit 20a (front) - Warehouse and Premises
Rateable Value: £11,000
Rates Payable (2019/20): £5,401 (approx); if applicable

Unit 20a (rear) - Warehouse and Premises
Rateable Value: £9,700
Rates Payable (2019/20): £4,762 (approx); if applicable

VAT

All prices, premiums, rents and other outgoings are quoted exclusive of VAT at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rated within Band E. EPC available upon request.

AGENTS NOTES

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the lessee to ensure that they are in working order.

VIEWING AND FURTHER INFORMATION

Strictly by appointment of the sole agents:

Lewis J Smith
Ashley Smith Chartered Surveyors,
Oakmere, Belmont Business Park, Durham DH1 1TW

Tel: 0191 384 2733

Email: Info@ashleysmith.co.uk

June 2019

**PLEASE READ THE FOLLOWING
SUBJECT TO CONTRACT**

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Ashley Smith Chartered Surveyors in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Ashley Smith Chartered surveyors nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

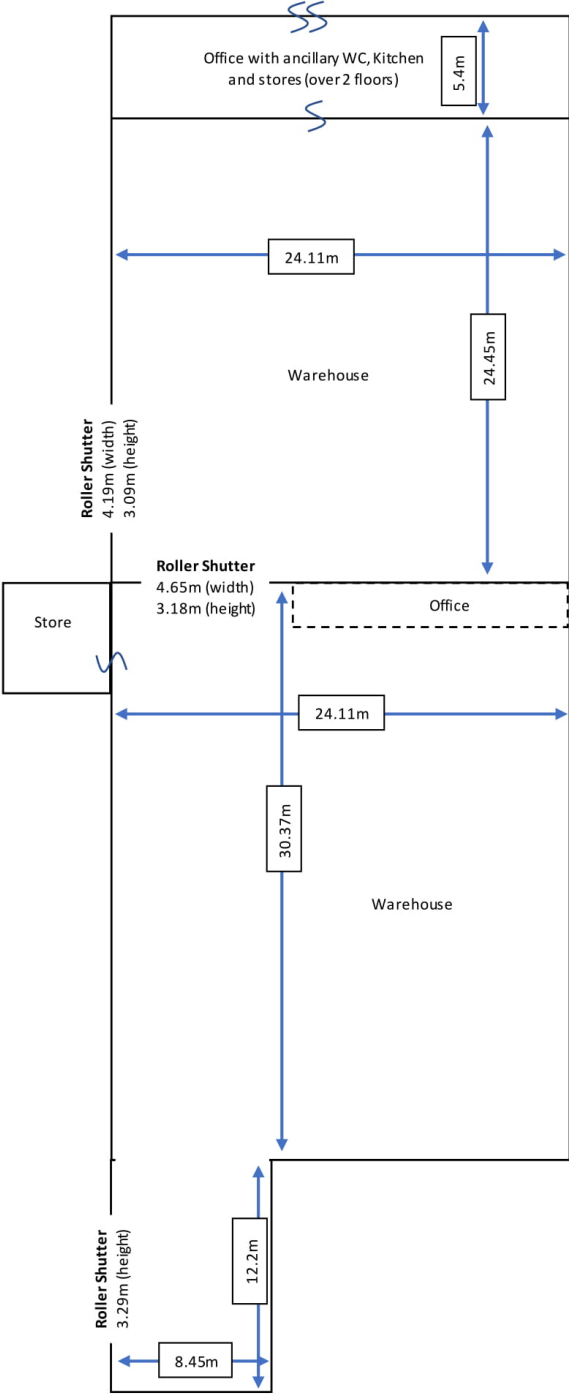
Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

The VAT position relating to the property may change without notice.

The Vendor does not make or give, and neither Ashley Smith Chartered Surveyors nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.

All statements contained in these particulars as to this property are made without responsibility on the part of Ashley Smith Chartered Surveyors.

Unit 20 Pearson Industrial Estate



For illustrative purposes only. Not to scale. Approximate dimensions.



