

# Property Details

**SITE V, THORNLEY STATION INDUSTRIAL ESTATE, SHOTTON COLLIERY, DH6 2QA  
FREEHOLD FOR SALE (MAY LEASE)  
INDUSTRIAL / LAND / SECURE COMPOUND / STORAGE / YARD**



- **Site size: 2,750 sq m (0.67 acre)**
- **Industrial Unit: 277.4 sq m (2,986 sq ft) approx**
- **Various former uses, inc materials yard and recycling site**
- **Secure compound**
- **Good road links: Salters Lane, A181 & A19**
- **Various potential uses STPP**
- **Offers in excess of £195,000**
- **Asking Rent: £15,500 per annum, exclusive**

## LOCATION

Thornley Station Industrial Estate is a well established industrial area in Shotton Colliery, Co Durham. The industrial estate has good road links with the site off Salters Lane, which in turn connects to the A181 and the A19, approximately 1 mile to the east. The subject site is located approximately 10 miles to the east of Durham City Centre, 15 miles south of Sunderland and 18 miles north of Middlesbrough. There are various neighbouring users, including building merchants, recycling centre, coal yard, car sales, mechanics and storage.

## DESCRIPTION

The property consists of an enclosed yard and 2 industrial units. The site is relatively flat and accessible. The site is secured by a part breeze block and part metal palisade fencing surrounding the perimeter of the compound. The vendor informs us that the property was formerly used for various uses, including recycle depot, storage and rubble yard. The vendor informs us that the two industrial units to the front of the site are connected to electricity, water and waste. Interested parties are to satisfy themselves as to the nature of the site and utilities, prior to entering into a contract.

## SITE AREA

The site area is approximately 0.67 acres (2,750 sq m)  
The two industrial units equate to 277.4 sq m (2,986 sq ft) approx.

Site plan is attached for reference purposes. Interested parties to satisfy themselves of the site size and dimensions, prior to entering into a contract.

## SALE PRICE / ASKING RENT

Offers in excess of £195,000

Or,

£15,500 per annum, exclusive

## VAT

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

## HIGHWAYS

We understand the industrial estate road highways and lighting are adopted by the Local Highways Authority and maintained at public expense. Interested parties should satisfy themselves as to the status of the access road, prior to entering into a contract.

## BUSINESS RATES

Eligible parties may pay no business rates (100% rate relief), under current Government Legislation.

We understand the property has been entered into the 2017 Rating List as:

Land used for storage and premises  
Rateable Value: £5,600  
Rates Payable (2018/19): £2,688 (approx.)

Interested parties to satisfy themselves on their eligibility and level of rate relief available, prior to entering into a contract.

## LEGAL AND PROFESSIONAL COSTS

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

## USE

The vendor has informed us that the site has been used for various uses in the past, such as storage, rubble yard and recycle depot. The Landlord will consider various industrial uses subject to planning and other necessary statutory consents being granted. Interested parties are to satisfy themselves of the planning permissions and statutory consents required for their interested use.

## AGENTS NOTES

In accordance with the Code of Leasing Business Premises: England and Wales, alternative lease terms are available. However, any variations may affect level of rent proposed. A copy of the Code can be obtained at [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk) or from the Royal Institution of Chartered Surveyors, Tel: 0207 334 3806.

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: [ljs@ashleymith.co.uk](mailto:ljs@ashleymith.co.uk) / [Info@ashleymith.co.uk](mailto:Info@ashleymith.co.uk)

December 2018

### 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.

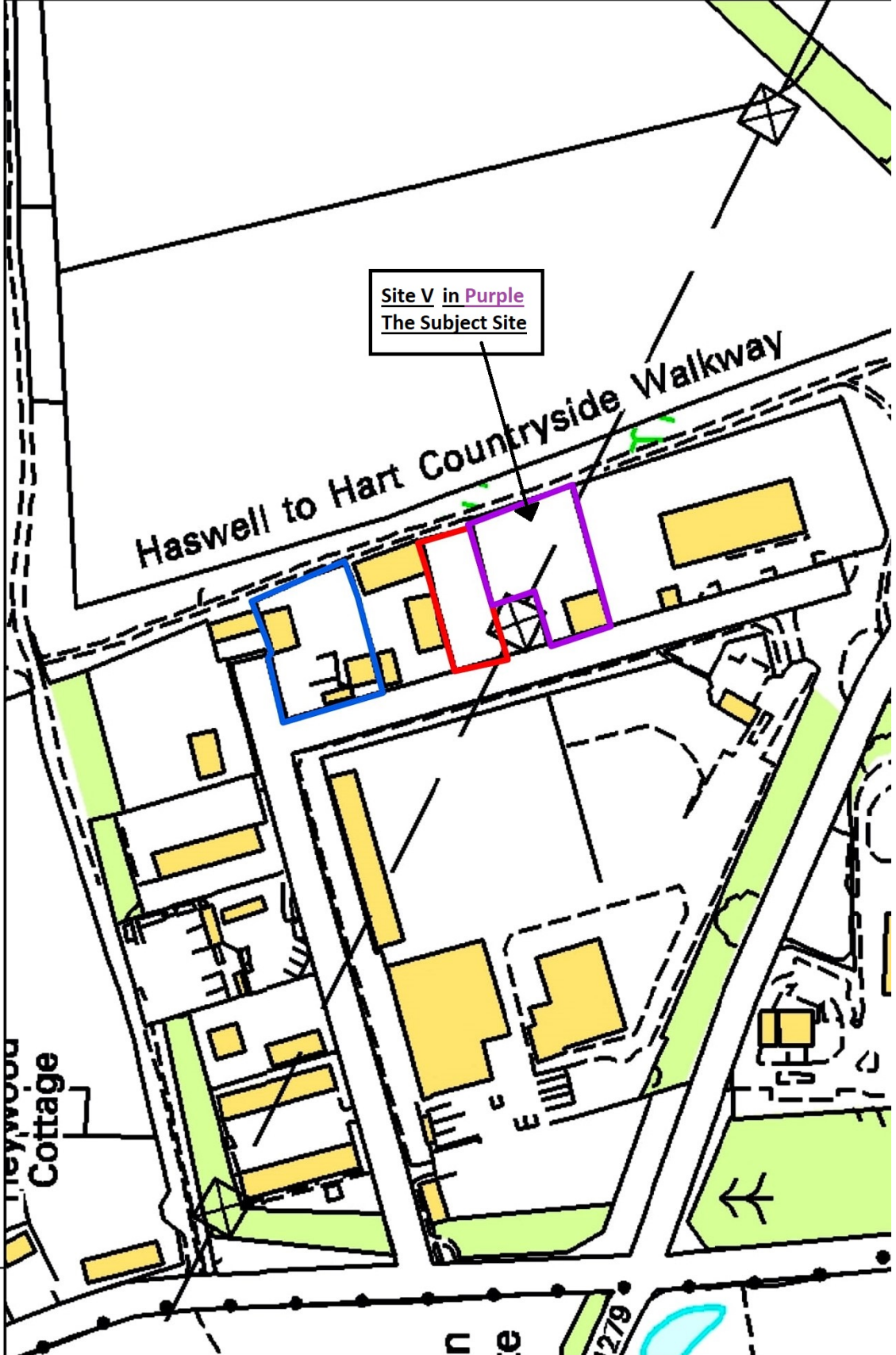
Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information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

Commercial units at Shotton Colliery



Site V in Purple  
The Subject Site

Haswell to Hart Countryside Walkway

Treywood  
Cottage



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