

## Property Particulars

### Roadside Development For Sale

Land Adjacent to Durham City Football Club,  
Belmont Industrial Estate,  
Durham

**Bradley Hall**  
CHARTERED SURVEYORS



- Extensive Roadside Development
- Planning Consent for Large Mixed Use Office and Leisure with Parking
- Site extends 1.99 Acres
- Alternative Uses (Subject to Planning)
- Close to Premier Inn & Elvet BMW
- Guide price £775,000

### SITUATION

The cathedral city of Durham is located some 14 miles south of Newcastle upon Tyne within 2 miles of the main A1(M) Motorway . The Club is approximately 1½ miles to the north east of the city centre on the edge of a large residential area. It is within easy access of the A1 (M) Motorway and the A690 trunk road.

### DESCRIPTION

The extensive road side development has planning permission for a large mix used development including planning consent for both B1 office use and D2 leisure use. Alternatively the site could be suitable for a number to uses subject to planning. The situation benefits from close proximity to the Premier Inn and Elvet BMW

### ACCOMMODATION

The development site extends 1.99 acres and has planning permission for a leisure facility area of 3,343 m<sup>2</sup> (35,983sq ft) and an office area of NIA 729m<sup>2</sup> (7,846sq ft).

### ASKING PRICE

Guide Price £775,000.

### LEGAL COSTS

The incoming tenant is to be responsible for our clients reasonable legal costs involved in the transaction.

### VAT

All rents, premiums and purchase prices quoted herein are exclusive of vat.

All offers are to be made to Bradley Hall upon this basis and where silent, offers will be deemed net of vat.

### VIEWING

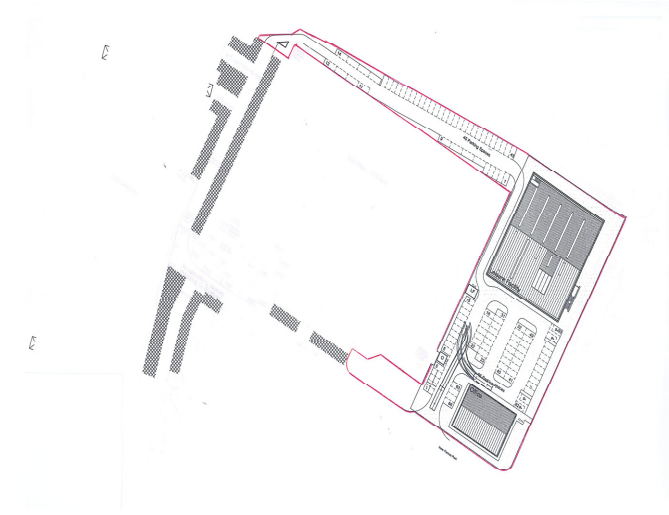
For general enquiries and viewing arrangements please contact sole agents Bradley Hall Chartered Surveyors.

### AGENTS NOTES

You may search our company website [www.bradleyhall.co.uk](http://www.bradleyhall.co.uk) for details of all our current instructions.

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk) or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.



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Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

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