

GEORGE F. WHITE



**UNIT 10 STANTON GROVE INDUSTRIAL ESTATE**  
STANTON GROVE ■ BARNARD CASTLE ■ COUNTY DURHAM ■ DL12 8UJ

## UNIT 10 STANTON GROVE INDUSTRIAL ESTATE

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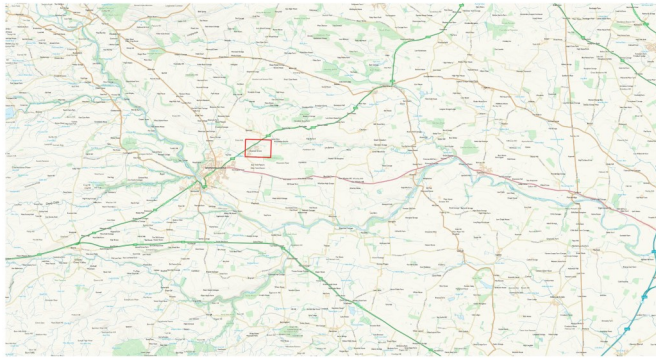
Barnard Castle 2 Miles • Bishop Auckland 13 Miles • Darlington 15 Miles

- ◇ Light-industrial investment opportunity
- ◇ Existing rent-roll of £6,000 per annum
- ◇ Further 2,400ft<sup>2</sup> of vacant lettable space
- ◇ Well-established Industrial Estate location
- ◇ Convenient access from A688

**FOR SALE - GUIDE PRICE: £159,000 + VAT**

Barnard Castle 01833 690390

barnardcastle@georgefwhite.co.uk



## THE AREA

Stainton Grove has a well established industrial estate just minutes from Barnard Castle. It is well situated with easy access to the A67, A66 and A1 (M) providing links with the major commercial centres of the North East.

## THE PROPERTY

The property offers self-contained single storey light-industrial premises of masonry construction under a tiled roof incorporating let car-wash facilities with electronic roller shutter access. The premises are understood to have previously offered ancillary retail use and may still lend themselves to storage use and have scope to be refitted to suit individual occupier requirements.

## ACCOMMODATION

Unit	ACCOMMODATION	SIZE SQ.FT	SIZE SQ.M	STATUS
10a	Light Industrial/ Storage	1,033	96	Available
10b	Light Industrial/ Storage	1,367	127	Available
-	Carwash	855	79	Let

## TENURE

The premises are held on a freehold basis. The freehold interest of the entire premises is available to purchase at a guide price of £159,000 (plus VAT).

## LEASE TERMS

The carwash premises are presently let on an internal repairing basis with a term of approximately 2.5 years unexpired; producing a rental income of £6,000 per annum.

## VAT

We are advised that the premises are opted to tax for VAT purposes.

## BUSINESS RATES

The Valuation Office Agency categorises Units 10a-b as "Store & premises" for Business Rates purposes: for which the Rateable Value is £3,500. The Rateable Value of the carwash element of the premises is £4,000.

The payable authority is Durham County Council.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and is in the process of being prepared. Further details of the EPC Rating for the property will be provided as soon as possible.

## DIRECTIONS

Viewings are to be carried out by prior appointment with George F White only.

## FURTHER INFORMATION

For further information please contact James Carruthers on:-  
Tel: 0333 920 2220 Ext. 3225  
Email: jamescarruthers@georgefwhite.co.uk

## IMPORTANT NOTICE

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions/ boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.



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