



FOR SALE / TO LET



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Self-Contained Units with Dedicated Car Parking

139.35 - 418.05 sq m (1,500 - 4,500 sq ft)

Long Leasehold from £150,000
Rent from £12,750 pax

UNITS 3&4 HUTTON CLOSE
SOUTH CHURCH ENTERPRISE PARK
BISHOP AUCKLAND
CO. DURHAM
DL14 6XG

- Well Located in Established Commercial Area
- Only 1.5 Miles from Bishop Auckland Town Centre
- Suitable for a Variety of Uses (i.e. Office, Storage & Distribution, Light Industrial) - Subject to Consents
- Landlord Refurbishment Planned
- Excellent Opportunity for Owner Occupiers

LOCATION

Hutton Close is located on South Church Enterprise Park to the south east of Bishop Auckland town centre. The estate benefits from immediate access to the A688, which is the principal access road to Bishop Auckland from the A1(M), linking with Spennymoor to the north and Barnard Castle to the South.

The built stock at South Church Enterprise Park is predominantly industrial in nature, with nearby occupiers including Teescraft, Cello Electronics, South Durham Enterprise Agency and James Burrell.

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DESCRIPTION

Hutton Close comprises a self-contained estate of six units across three single-storey pavilion-style offices, arranged around a central block-paved parking area with associated landscaping.

The buildings are of steel frame construction with facing brickwork external envelope and aluminium curtain-walling fenestration, surmounted by pitched and hipped roofs with tile coverings. Internally, the units are split into six suites arranged over solid concrete floors, with painted plaster walls and suspended ceilings.

ACCOMMODATION

	sq m	sq ft
Unit 3	139.35	1,500
Unit 4	278.70	3,000
TOTAL	418.05	4,500

*Unit 4 could be sub-divided to create smaller units

TERMS

The Units are available by way of new EFRI leases for a term of years to be agreed at the following Rents:

Unit 3 - £12,750 pax

Unit 4 - £25,500 pax

Combined - £38,250 pax

Alternatively, our client will consider a sale of the units on a Long Leasehold basis and we are instructed to seek offers in the region of £150,000 (Unit 3) and £300,000 (Unit 4). Further details available on request.

BUSINESS RATES

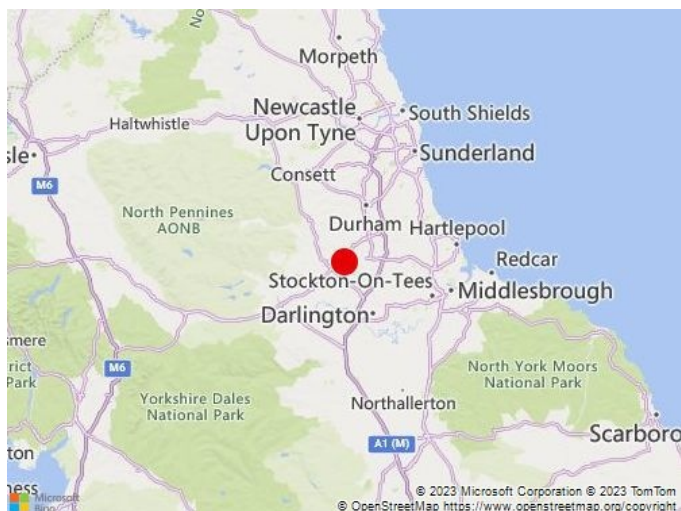
Unit 3

Rateable Value: £7,700 (Estimated Rates Payable: £0)

Unit 4

Rateable Value: £14,750 (Estimated Rates Payable: £6,747)

Our estimates are calculated by applying the Business Rate Multiplier to the RV and adjusting for Small Business Rate Relief. Not all properties or 'small businesses' qualify for relief. It is important that interested parties confirm the accuracy of this information and the actual rates payable with the Local Authority.



Important Notice - Graham S Hall Chartered Surveyors for themselves and for the vendors and lessors of the property give notice that: 1) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Graham S Hall Chartered Surveyors or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person, either principal or employee, at Graham S Hall Chartered Surveyors has any authority to make or give any representation or warranty in relation to this property. 4) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for purpose or in working order.

ENERGY PERFORMANCE

EPC Rating C 74.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Graham S Hall upon this basis and where silent, offers will be deemed net of VAT.

LEGAL COSTS

Each party to be responsible for their own costs incurred in this transaction.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the purchaser / tenant.

VIEWING & FURTHER INFORMATION

For general enquiries and viewing arrangements please contact:

Daryl Carr

t: 0191 731 8660

e: daryl@grahamshall.com

AGENTS NOTE

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 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 or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.

