



INDUSTRIAL UNIT FOR SALE

Former William McIvor & Son Premises, Garmondsway, Bishop Middleham, Ferryhill, County Durham, DL17 9DT

Former storage & distribution unit | Excellent frontage onto A177 trunk road | Suitable for a variety of uses subject to planning consent | Price £225,000

LOCATION

The subject property is located in the Bishop Middleham area of County Durham, adjacent to the north-bound carriageway of the A177 trunk road, close to its junction with Stobb Cross Lane, approximately 7 miles south of Durham City centre.

The immediately surrounding area is predominantly rural, however the property also backs onto the Veolia Waste Transfer Station.

DESCRIPTION

The subject property comprises a former colliery building which has been extended. The original part of the building is of brick construction under a flat roof. However the building has been extended, with a more modern steel portal frame building of brick and block construction under a pitched profile metal sheet roof.

The original part of the building comprises a small store, office and w.c. and retail area. It has plastered walls and ceilings, surface mounted lighting and underfloor heating to part.

The more modern building to the side also incorporates the former winch room which is now a raised platform area. This part of the building benefits from electric roller shutter loading door (4.25 m high x 3.66 m wide) and has an eaves height of approximately 4.80 m and ridge height of approximately 5.75 m.

ACCOMMODATION

We have measured the property on a gross internal area basis, and it provides the following approximate areas:

Original colliery building comprising retail area and office:	106.15 sq m	(1,143 sq ft)
Warehouse space including former winch room	256.41 sq m	(2,760 sq ft)
Total	362.56 sq m	(3,903 sq ft)

TENURE

The property is held on a freehold basis and is offered with vacant possession.

USE

The property has most recently been used for the storage and distribution of animal feeds and associated items. It may be suitable for this or other similar uses. Interested parties should obtain further advice from the Local Authority's Planning Department as to the current use class and potential other uses.

PRICE

Our client's freehold interest in the whole of the property is available for sale at £225,000.

VAT

We understand the property is not registered for VAT and therefore VAT is not payable on the purchase price.

BUSINESS RATES

The property is assessed for Business Rates as follows:

Description:	Warehouse & premises
Rateable Value:	£7,400

It is envisaged that occupiers of the property may benefit from small business rates relief and may therefore not be liable for payment of business rates.

Interested parties should make enquiries direct with the Local Authority to establish the actual rates payable.

VIEWING

Strictly by appointment with sole agents youngsRPS.
Contact Paul Fairlamb or Chris Pattison Tel: 0191 2610300

LEGAL COSTS

Each party to bear their own legal costs

LOCAL AUTHORITY

Durham County Council, County Hall, Durham, DH1 5UQ

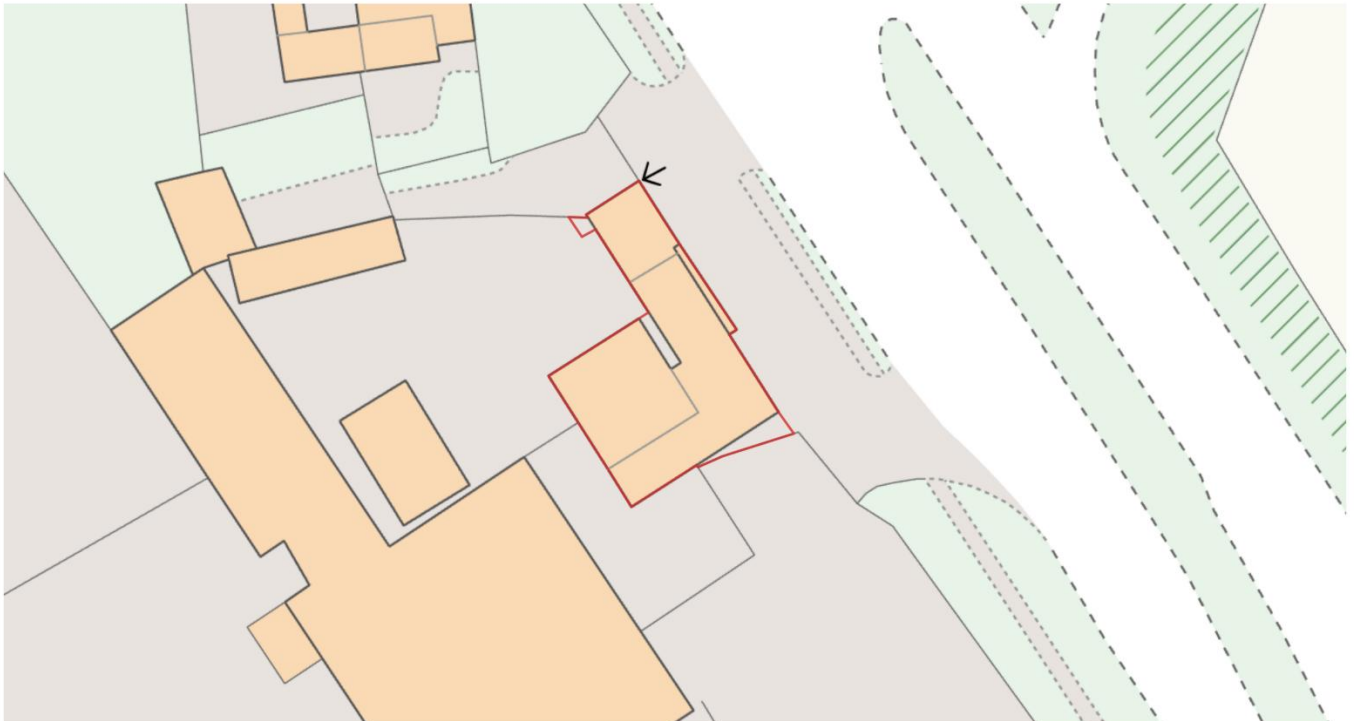
Tel: 03000 260000

All figures quoted above are exclusive of VAT where chargeable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of D-82.

A copy of the Energy Performance Certificate and Recommendation Report is available on request.





Particulars prepared August 2026

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