

SUPERB INDUSTRIAL/TRADE COUNTER INVESTMENT

BUSINESS UNAFFECTED

FOR SALE



MONTALBO ROAD, BARNARD CASTLE

DL12 8ED

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BTG
Eddisons

Montalbo Road

Barnard Castle, DL12 8ED



Tenure

For Sale



Property Type

Investment



Price

£750,000



Size

1,451.52sq m (15,624sq ft)
On an overall site area of c0.45
Hectares (c1.10 Acres)



Location

Barnard Castle, DL12 8ED



Property ID

731.4569A(1223008)

For Viewing & All Other Enquiries Please Contact:

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Director

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Graduate Surveyor

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Property

The property comprises of two parallel steel portal frame warehouse bays under a pitched roof incorporating translucent roof lights.

The premises have been sub divided to provide showroom, office, workshop and warehouse accommodation.

Part of the property benefits from a high quality retail showroom area with LED lighting, sales counter and stores and WC/staff facilities as well as workshop at the rear with drive in roller shutter access and an eaves of c4.5m. In addition is a useful mezzanine area providing light storage.

The warehouse benefits from solid concrete flooring throughout, drive in roller shutter access and an eaves of c4.5m.

Externally the property benefits from a large site area of c1.10 acres providing yard and car parking in a full fenced and secured area.

Area	m ²	ft ²
Retail showroom, offices and parts shop	392.33	4,223
Workshop	243.31	2,619
Mezzanine	160.91	1,732
Warehouse	654.97	7,050
Total GIA	1,451.52	15,624

Energy Performance Certificate

An EPC has been commissioned.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Rates

Description: Warehouse and Premises
Rateable value: £40,500

Terms

The property is available **For Sale** on a freehold basis subject to the current lease in situ.

The premises are let to Carr's Billington from and including 3 September 2021 to and including 2 September 2027 at an annual rental of £57,644. Rent review has been agreed to increase to £70,000 p.a. on 3rd September 2026.

Price

Price £750,000

VAT

Prices and rental are exclusive of VAT if chargeable.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

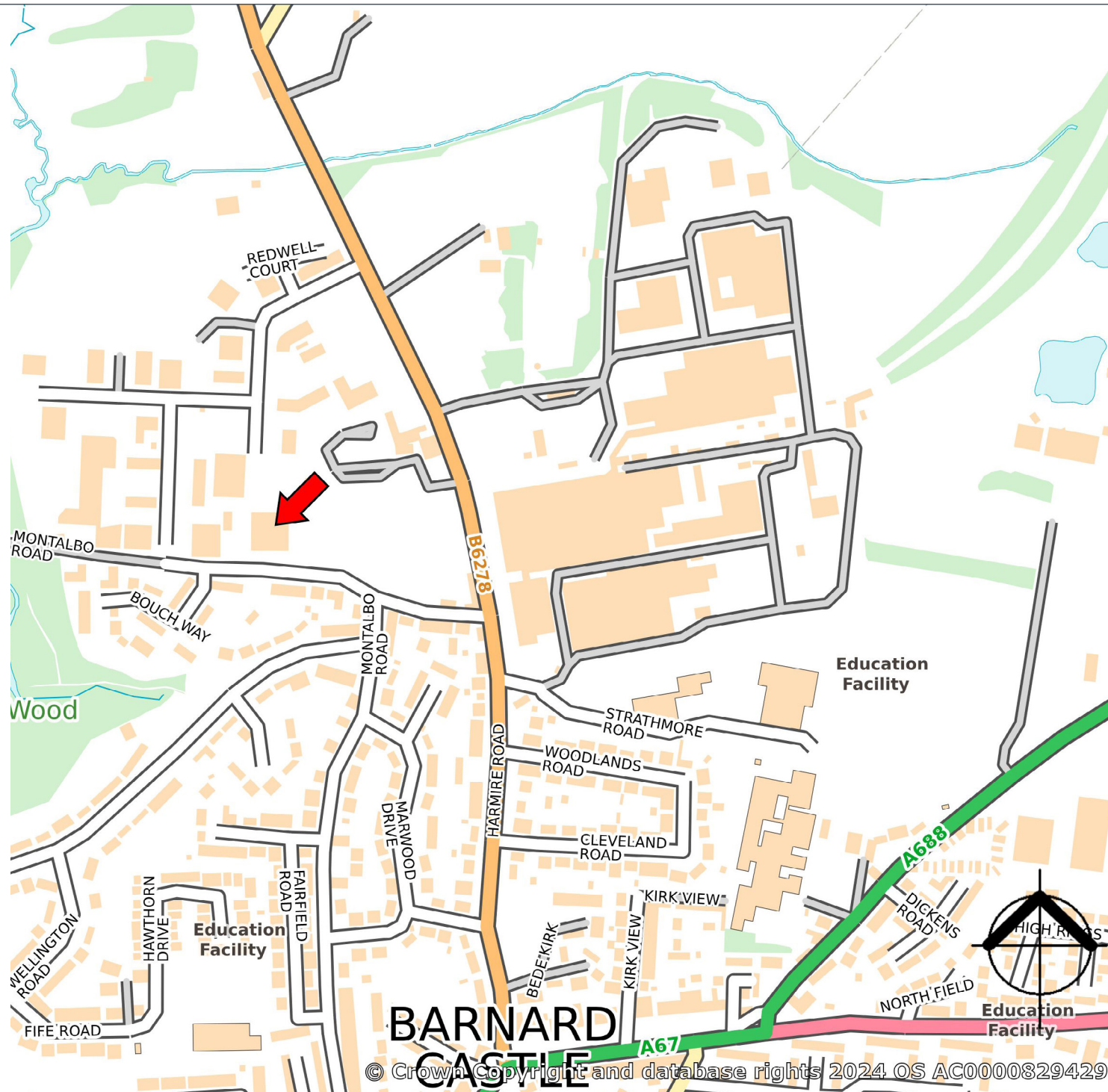
Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The property is situated on the outskirts of Barnard Castle approximately 1 mile north of the town centre. The surrounding area is mixed use in nature comprising private residential, agricultural and industrial land uses, with neighbouring occupiers including JT Atkinson builders merchants, Castle Vets, GSK and Harmire Enterprise Park.

The property is accessed via Montalbo Road, which is a made up and adopted residential road, leading from Harmire Road (B6278) which is an adopted main road through Barnard Castle.





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