



**TALLENTIRE STORES, 39 PINFOLD LANE**

BUTTERKNOWLE, BISHOP AUCKLAND  
COUNTY DURHAM, DL13 5NU



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## APPROXIMATE MILEAGES

Barnard Castle 7 miles - Bishop Auckland 8 miles -  
Darlington 15 miles

## PROPERTY SUMMARY

Rare opportunity to purchase a deceptively spacious retail warehouse/workshop situated in a pleasant village location. Offered for sale as a going concern, the property would be suitable for a variety of purchasers.

**GUIDE PRICE £150,000**

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## The Area

Butterknowle is a small village, situated between the market towns of Barnard Castle and Bishop Auckland with facilities including a primary school, doctor's surgery and public houses. Further shopping, educational and recreational facilities can be found within the aforementioned towns.

For the commuter the A68, A688 and A1 (M) provide links with the major commercial centres of the North East. Darlington Mainline Railway Station and Teesside International Airport offer further communications with the rest of the country.

Many of the regions renowned beauty spots are within a short drive beyond which can be found the delights of North Yorkshire, the Lake District, Northumberland and the East Coast.

## The Property

39 Pinfold Lane is a deceptively spacious retail warehouse/workshop which would ideally suit a variety of purchasers and businesses. Offered for sale as a going concern, the property could also be suitable for redevelopment, subject to any necessary consents, as well as for storage purposes.

There is a large workshop with full height

ceilings which is ideally suited to storage of equipment and vehicles. There is a lower level providing further storage, head height is limited in this space. In addition, there is a separate workshop to the side, as well as a reception area and office with WC.

The business and property is to be sold as a going concern and so all trade-related fixtures and fittings are intended to be included as part of the sale. Previous years' financial accounts detailing the recent trading performance of the business can be made available upon request to interested parties. The business is long established and has been trading for several years.

## Measurements

Reception area - 4.61m x 2.96m

Office - 2.64m x 3.44m

Store - 9.51m x 6.28m

Workshop - 9.62m x 17.76m

Single garage - 3.62m x 9.67m

## Business Rates

The property is classified as a Warehouse and Premise for business rates purposes. The payable authority is Durham County Council.





The rateable value of the premises is £2,950.

#### **Tenure & Possession**

Freehold, available with vacant possession upon completion.

#### **EPC Rating**

This property has been certified with an EPC Rating of TBC.

#### **Local Authority**

Durham County Council.

#### **Utilities**

The property benefits from mains water, drainage and electricity.

#### **Parking**

There is off road parking to the front, as well as inside the workshops.

#### **Characteristics**

Broadband is currently connected. Mobile coverage is available, interested parties are advised to perform their own due diligence in respect of availability.

#### **what3words**

Every three metre square of the world has been given a unique combination of three words.

///pillow.fortnight.posed

#### **Viewings**

Viewings are strictly by prior appointment

with GFW.

#### **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.

