

For Sale/To Let - Open Storage Land

Land at 1-2 Angel View, Station Lane, Birtley, Chester le Street DH2 1AH



Net site area of approximately 1.80 acres

Location

There is good access to Station Lane, adjacent to the east Coast Main Line, about 700 yards (650 meters) east of Birtley town centre and approximately 1.55 miles (2.5 km) north to the A1(M).

This provides good road access to the whole Tyne & Wear conurbation and national road highway network. With approximate distances to Newcastle upon Tyne 8.6 miles north, Sunderland 10.5 miles east, and Durham 9.7 miles south. The Port of Tyne is about 8.5 miles to the north east and Newcastle International Airport some 14.4 miles to the north.

Description

The site has been used for many years for surface storage, including previously a concrete batching plant.

The site is roughly level, with a secure fence and gate. The following services and utilities are available:

- Electricity single phase with the possibility to install 3 phase connections available at either end of site;
- Office gatehouse;
- Toilet block;
- Surface water and foul drainage;
- Gas connection available;
- CCTV;
- Secure perimeter fencing;
- Double gate entrance; and
- Telephone line and broadband.

To the south is a stockpile from the previous concrete batching plant use. This will not be included in the letting but will be included within the sale. The gross site area including the stockpile is approximately 2.61 acres.

A survey plan of the site is attached.

Condition

Based on review of available information and recently completed ground investigations, the following key environmental risks from the site were identified to include:

- Localised asbestos below the hardstanding in the northwestern extent of the site in single location.
- Leachable contaminants of heavy metals and PAHs within the stockpile soils and within the Made Ground soils
- The presence of red (burnt) shales were abundant throughout the Made Ground deposits across the site which could impact the reuse of site soils if the site is considered for redevelopment.
- The southern extent of the stockpile was inaccessible and therefore presence of other unrecorded contaminants cannot be discounted.
- Preliminary waste assessment suggests stockpiled soils may include Hazardous properties.

Overall, the site in its current configuration can be considered to present a low risk in an ongoing use scenario assuming the soil stockpile in the south of site remains undisturbed.

Tenure

The site is offered freehold, with rights for the British Railways Board to access for maintaining, repairing, renewing, reinstating, altering or amending and fence walls railway banks abutments or retaining walls bridges and other works on their adjoining or neighbouring land and making good damage to the property by the exercise of the right of entry. Mines and minerals are excluded.

The land is presently being cleared from the operations of a previous occupier to licence storage space. Vacant possession will be offered on completion.

Asking Price

Offers over £450,000 excl. VAT.

Tenancy

A commercial full repairing and insuring lease will be offered for five years or multiples, subject to five yearly reviews of the market rent excluded from security of tenure under the Landlord and Tenant Act 1954 is offered.

Asking Rent

Offers over £45,000 p.a. excl. plus VAT

Rateable Values

The assessments presently listed by the Valuation Office Agency are:

Unit 1: present RV £25,000

from 1 April 2026 RV £36,000

Unit 2: present RV £24,500

from 1 April 2026 RV £36,000

For the year ending 31 March 2026 the rate in the pound is standard multiplier of 55.5 pence or small business multiplier 49.9 pence

From 1 April 2026 the rate in the pound if your rateable value is below £500,000 and do not run a retail, leisure or hospitality business, use a multiplier of:

- 48 pence if your rateable value is £51,000 or more (up to £499,999); or
- 43.2 pence if your rateable value is below £51,000

The rates department of Gateshead Council can be contacted at businessrates@gateshead.gov.uk during business hours (Monday to Thursday, 8:45 am to 5 pm, and Friday, 8:45 am to 4:30 pm). For general inquiries, you can also call 0191 433 3000. The department handles various business rate inquiries, including reliefs and discounts.

Parties are advised to make their own enquiries.

VAT

The property is elected for VAT.

Viewing

Strictly by appointment with sole letting agents JK Property Consultants LLP

Further Information

Please contact Kevan Carrick at sole agents JK Property Consultants LLP:

email: kevan@jkpropertyconsultants.com

Tel: 0191 40 600 40 or 07957 811 824

Important Notice

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