

# for sale



*The industrial property specialists*

## UNIT 1 - 4 STATION HOUSE STATION ROAD CHESTER LE STREET DH3 3DU



- SELF CONTAINED COMPOUND WITH SELECTION OF WORKSHOPS, STORES AND OFFICES.
- TOTAL GIA: 636.82M<sup>2</sup> (6,855 SQ FT)
- TOTAL SITE AREA: 0.49 HA (1.22 ACRES OR THEREABOUTS)
- IDEAL FOR INVESTOR / OWNER OCCUPIER
- SUITABLE FOR A VARIETY OF USES, SUBJECT TO PLANNING PERMISSION
- PRICE - £600,000 (SUBJECT TO CONTRACT)

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Frew Pain & Partners, Collingwood Buildings,  
38 Collingwood St, Newcastle upon Tyne, NE1 1JF

## LOCATION

The property is located on Station Road, Chester le Street.

Station Road is located just off Front Street, which in turn by the A167, gives direct access to the A1(M) circa 1 mile away.

The subject site is also directly next to Chester le Street train station, providing transportation throughout the region.

Chester le Street town centre is a 2 minutes' walk away, offering a wide selection of services and local amenities.

The exact location is shown on the attached plan.

## DESCRIPTION

The site provides a secure open storage yard, with a selection of workshops, offices and stores.

Currently used as a roofing merchants, the site can be operated for a variety of occupiers.

The single storey brick-built office with pitch slated roof is located at the entrance to the site and provides two individual offices and WC facilities, fitted out to good standard with LED lights, carpets and electric wall mounted heaters.

The main workshop / store is of brickwork construction with timber truss roof over. Internally it offers storage including a small office with trade counter facility. Access is via an automatic roller shutter (3.3 m\* 4.5m), with eaves height of 4.8m (Apex 7.5m).

Additional mobile cellular offices are adjacent and are fitted to a good standard including WC and welfare facilities.

A separate block of five smaller self-contained workshops of blockwork construction with individual roller shutter access (2.4m \* 2.8m), are located to the rear of the site. There is further smaller workshop of prefab concrete construction with pitch roof over offering raised access for storage.

The remaining site is level with a combination of concrete, tarmac and compacted hardcore surface. The site is secured with a perimeter security fence and double gated access.

## ACCOMMODATION

From onsite measurements the following areas have been calculated:

Main Office	131.08 m <sup>2</sup>
Workshop Block	127.6 m <sup>2</sup>
Main Warehouse	273.0 m <sup>2</sup>
Station Office	39.54 m <sup>2</sup>
Workshop / store	65.6 m <sup>2</sup>

**TOTAL GIA: 636.82 M<sup>2</sup>  
(6,855 SQ FT)**

**TOTAL SITE AREA: 0.49 HA (1.22 ACRES OR THEREABOUTS)**

## SERVICES

The property benefits from all mains services with exception of gas.

## BUSINESS RATES

We understand from the VOA Website the site and premises are assessed at RV:

**RV £19,750**

## TENURE

The site and property is freehold and will be sold with vacant possession.

The site is held under Title Number DU 187170.

## PRICE

Our client is seeking freehold unconditional offers in the region of £600,000 (Subject to Contract).

## ENERGY CERTIFICATE

Unit 1 - E123  
Unit 2 - D92  
Unit 3 / 4 - C55

## PERFORMANCE

Full details upon request.

## VAT

VAT will be chargeable at the prevailing rate.

## LEGAL COSTS

The purchaser will be responsible for the vendors reasonable legal costs in connection with any transaction.

## VIEWING

By prior appointment with Frew Pain & Partners, contact:

**James E F Pain**

**Tel: 07841 871710**

**Email:**

[james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)

April 2025





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