to let

Frew Pain & PARTNERS

The industrial property specialists

WORKSHOP AND YARD
STATION HOUSE
STATION ROAD
CHESTER LE STREET
DH3 3DU

- **SELF CONTAINED WORKSHOP AND OFFICES SET WITHIN SECURE YARD**
- **TOTAL GIA: 448.47 M^2 (4,827 SQ FT)**
- **TOTAL SITE AREA: 0.10 HA (0.25 ACRES OR THEREABOUTS)**
- **SUITABLE FOR A VARIETY OF USES, SUBJECT TO PLANNING PERMISSION**
- **RENT: £30,000 PA EXC.**

www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk

RICS the mark of property professionalism worldwide

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 property comprises a detached workshop / warehouse with additional single storey offices within secure fenced yard / compound.

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 a single automatic roller shutter (3.3 m* 4.5m), with an effective eaves height of 4.6m (Apex 7.7m).

In addition and adjacent are mobile single storey offices, which are fitted to a good standard offering double glazed and security shuttered windows, surface mounted lights and carpets. Internally the layout offers reception area, cellular offices, kitchen and WC facilities.

The main service yard has security fence with double gated access leading onto Station Road.

ACCOMMODATION

From onsite measurements the premises briefly comprise as follows (GIA):

Main Office	183.66 m^2
Main Warehouse	264.81 m^2
TOTAL GIA:	**448.47 M^2 (4,827 SQ FT)**

TOTAL SITE AREA: 0.10 HA (0.25 ACRES) OR THEREABOUTS

SERVICES

It is understood the property benefits from all mains services with the exception of gas.

BUSINESS RATES

We understand from the VOA Website that the premises will need to be re-assessed upon occupation.

All parties should make their own enquires to the local Rating Authority.

TENURE

The premises are available by way of new Full Repairing and Insuring lease for a term of years to be agreed.

RENT

Our client is seeking a rent in the region of £30,000 pa.

Incentives may be available subject covenant and lease term.

RENT DEPOSIT

A rental deposit of three months is required and will be held for the duration of the lease.

ENERGY PERFORMANCE CERTIFICATE

D-93.

Full details upon request.

VAT

VAT will be chargeable on the rent.

LEGAL COSTS

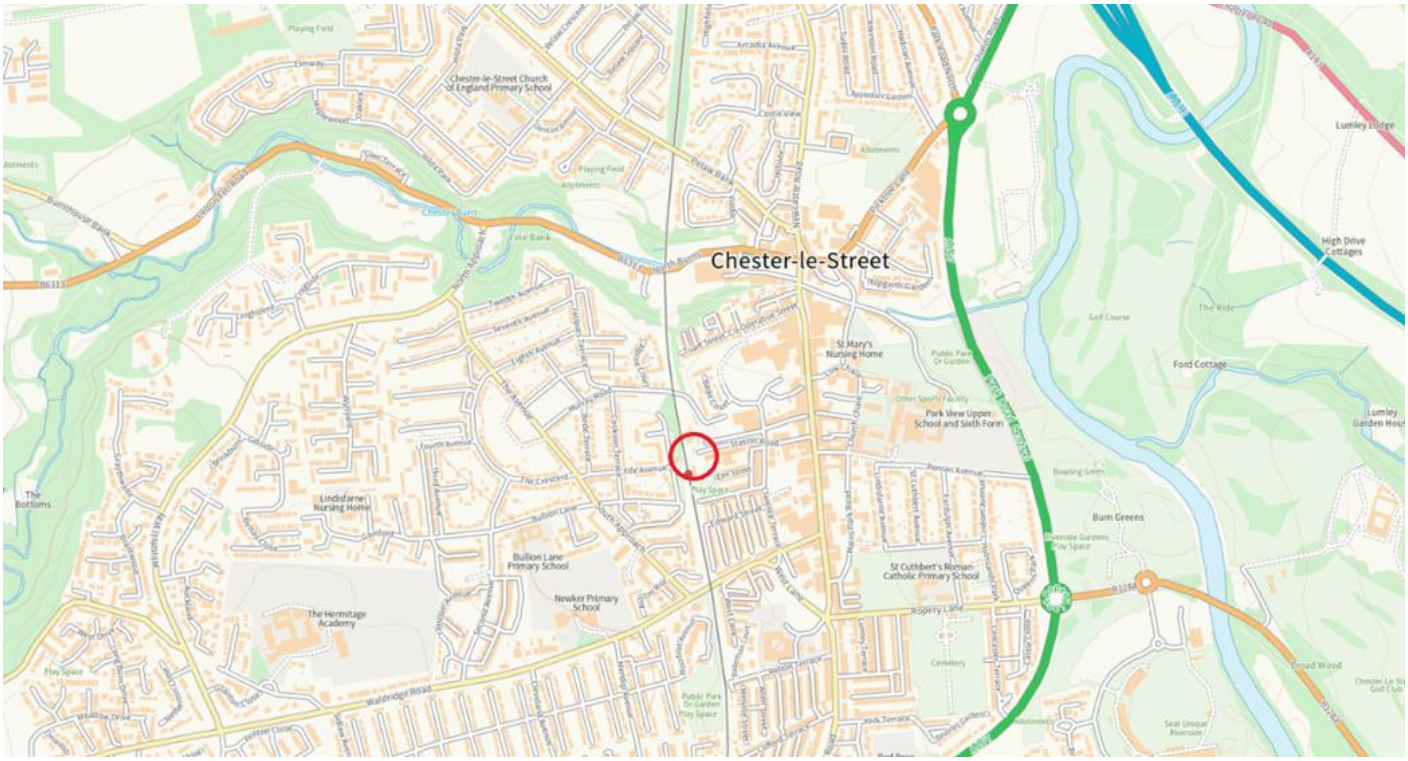
The ingoing tenant will be responsible for the landlords' reasonable legal costs in connection with any transaction.

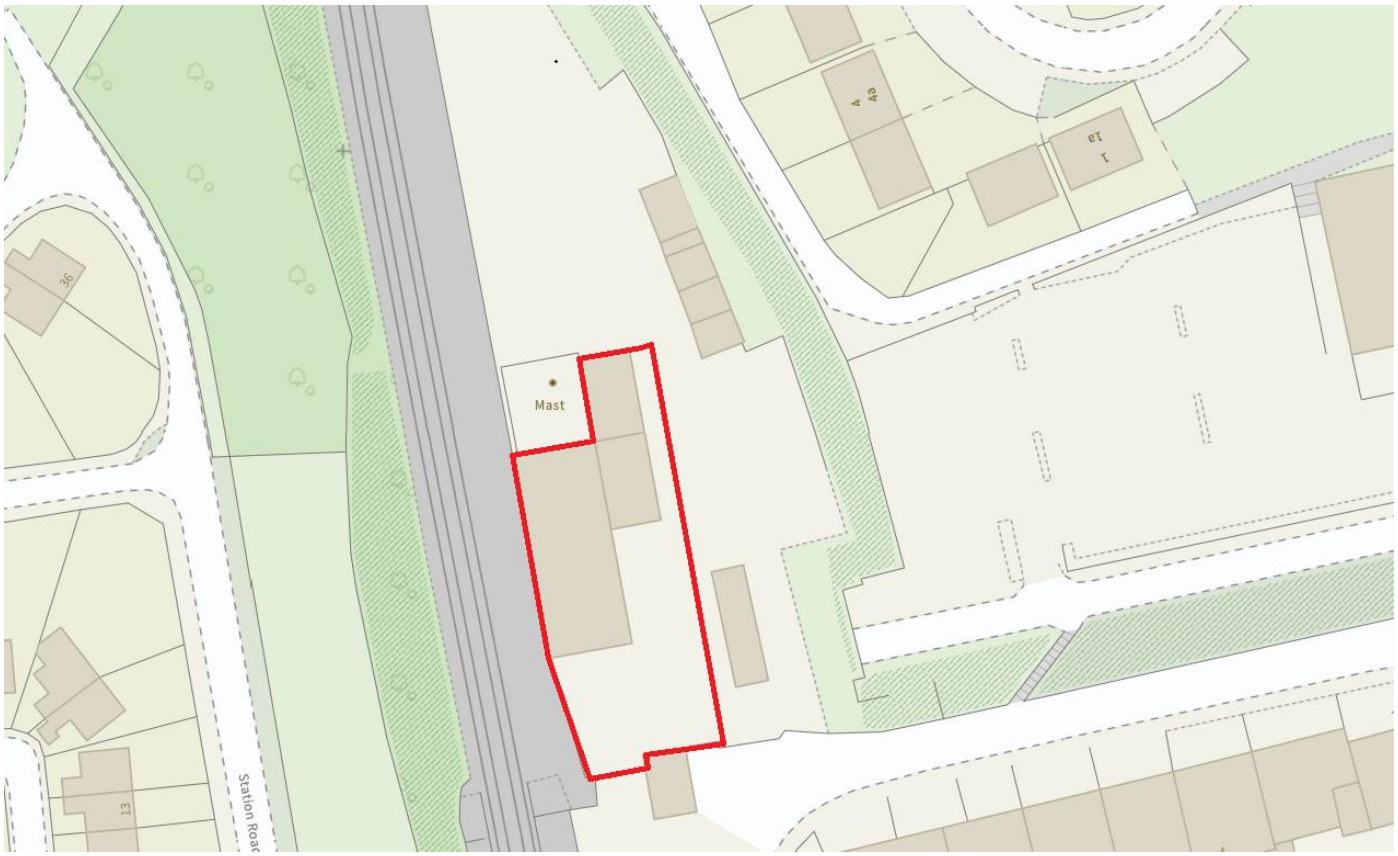
VIEWING

By prior appointment with Frew Pain & Partners, contact:

James E F Pain
Tel: 07841 871710
Email:
james.pain@frewpain.co.uk

March 26

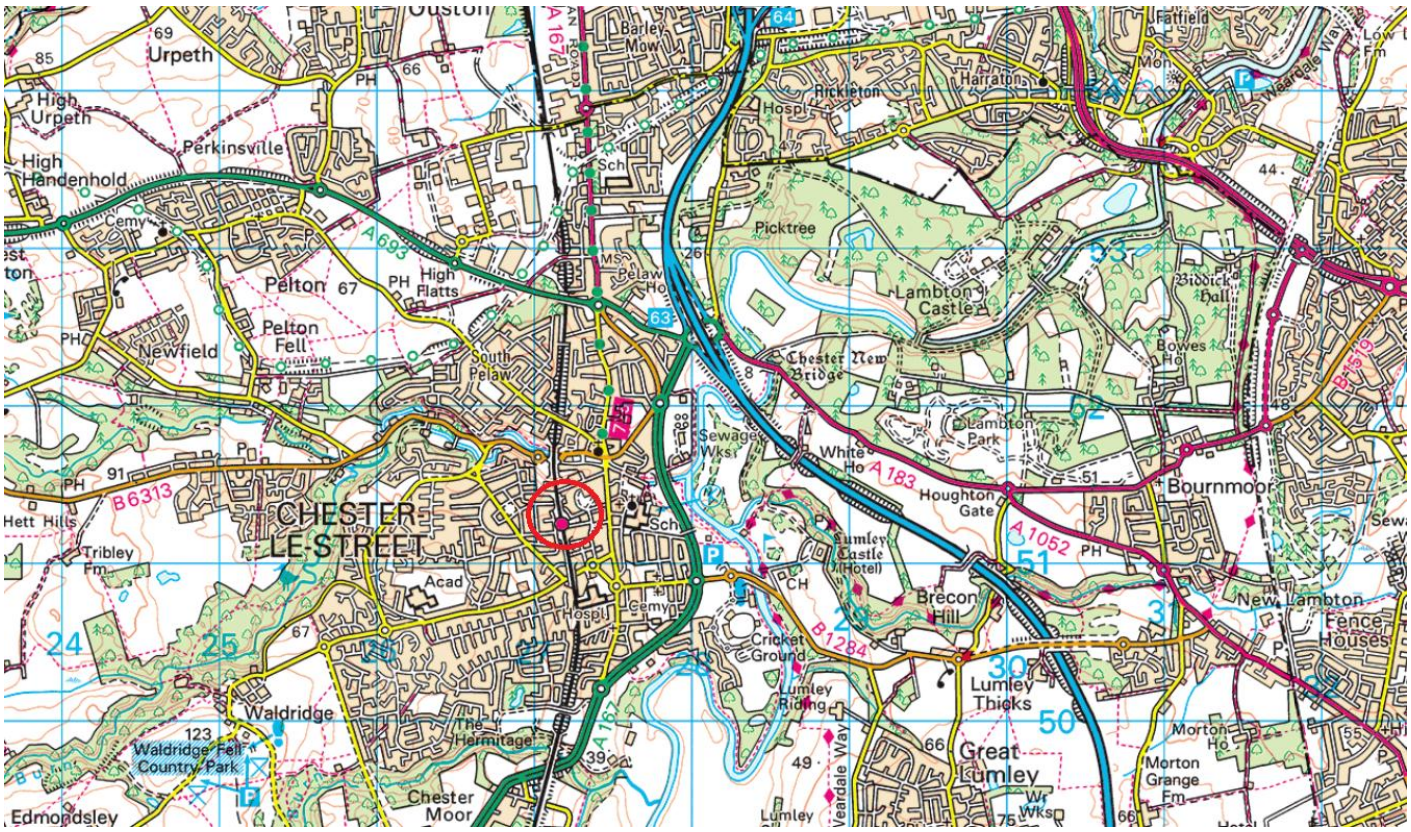


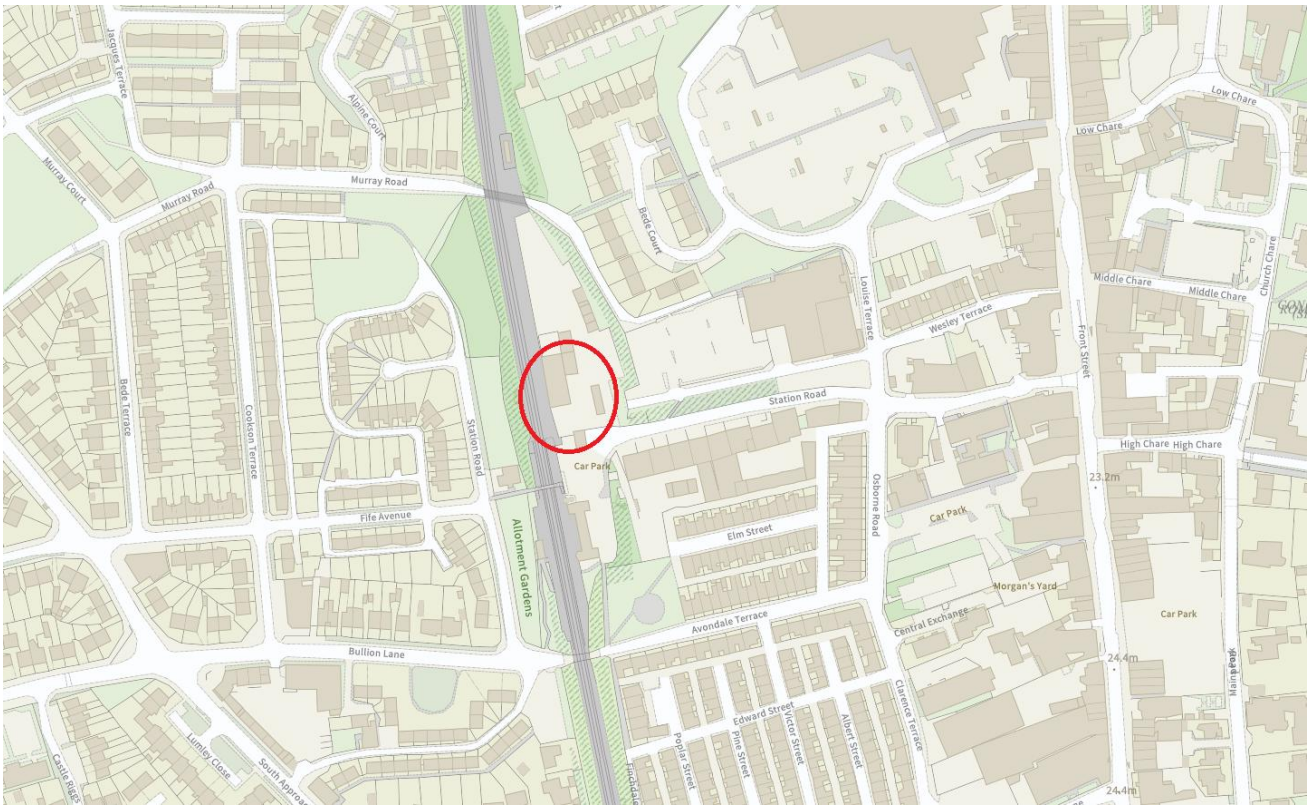


F492 Printed by Ravensworth 01670 713330

www.frewpain.co.uk t: **0191 229 9517** e: **james.pain@frewpain.co.uk**

IMPORTANT NOTICE: FREW PAIN & PARTNERS LTD for themselves and for the vendors and lessors of the property give notice that: **(i)** These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. **(ii)** All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of **FREW PAIN & PARTNERS LTD** or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. **(iii)** No person, either principal or employee, at **FREW PAIN & PARTNERS LTD** has any authority to make or give any representation or warranty in relation to this property. **(iv)** Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order. **FINANCE ACT 1989**: Unless otherwise stated all prices and rents are quoted exclusive of VAT. **PROPERTY MISDESCRIPTIONS ACT 1991:** Every reasonable effort has been made by **FREW PAIN & PARTNERS LTD** to ensure accuracy. All interested parties are advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate professional advice.





F492 Printed by Ravensworth 01670 713330

www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk

IMPORTANT NOTICE: FREW PAIN & PARTNERS LTD for themselves and for the vendors and lessors of the property give notice that: **(i)** These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. **(ii)** All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of **FREW PAIN & PARTNERS LTD** or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. **(iii)** No person, either principal or employee, at **FREW PAIN & PARTNERS LTD** has any authority to make or give any representation or warranty in relation to this property. **(iv)** Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order. **FINANCE ACT 1989**: Unless otherwise stated all prices and rents are quoted exclusive of VAT. **PROPERTY MISDESCRIPTIONS ACT 1991:** Every reasonable effort has been made by **FREW PAIN & PARTNERS LTD** to ensure accuracy. All interested parties are advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate professional advice.

F492 Printed by Ravensworth 01670 713330

www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk

IMPORTANT NOTICE: FREW PAIN & PARTNERS LTD for themselves and for the vendors and lessors of the property give notice that: **(i)** These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. **(ii)** All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of **FREW PAIN & PARTNERS LTD** or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. **(iii)** No person, either principal or employee, at **FREW PAIN & PARTNERS LTD** has any authority to make or give any representation or warranty in relation to this property. **(iv)** Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order. **FINANCE ACT 1989**: Unless otherwise stated all prices and rents are quoted exclusive of VAT. **PROPERTY MISDESCRIPTIONS ACT 1991:** Every reasonable effort has been made by **FREW PAIN & PARTNERS LTD** to ensure accuracy. All interested parties are advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate professional advice.

F492 Printed by Ravensworth 01670 713330

www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk

IMPORTANT NOTICE: FREW PAIN & PARTNERS LTD for themselves and for the vendors and lessors of the property give notice that: **(i)** These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. **(ii)** All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of **FREW PAIN & PARTNERS LTD** or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. **(iii)** No person, either principal or employee, at **FREW PAIN & PARTNERS LTD** has any authority to make or give any representation or warranty in relation to this property. **(iv)** Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order. **FINANCE ACT 1989**: Unless otherwise stated all prices and rents are quoted exclusive of VAT. **PROPERTY MISDESCRIPTIONS ACT 1991:** Every reasonable effort has been made by **FREW PAIN & PARTNERS LTD** to ensure accuracy. All interested parties are advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate professional advice.

F492 Printed by Ravensworth 01670 713330

www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk

IMPORTANT NOTICE: FREW PAIN & PARTNERS LTD for themselves and for the vendors and lessors of the property give notice that: **(i)** These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. **(ii)** All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of **FREW PAIN & PARTNERS LTD** or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. **(iii)** No person, either principal or employee, at **FREW PAIN & PARTNERS LTD** has any authority to make or give any representation or warranty in relation to this property. **(iv)** Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order. **FINANCE ACT 1989**: Unless otherwise stated all prices and rents are quoted exclusive of VAT. **PROPERTY MISDESCRIPTIONS ACT 1991:** Every reasonable effort has been made by **FREW PAIN & PARTNERS LTD** to ensure accuracy. All interested parties are advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate professional advice.

F492 Printed by Ravensworth 01670 713330

www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk

IMPORTANT NOTICE: FREW PAIN & PARTNERS LTD for themselves and for the vendors and lessors of the property give notice that: **(i)** These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. **(ii)** All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of **FREW PAIN & PARTNERS LTD** or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. **(iii)** No person, either principal or employee, at **FREW PAIN & PARTNERS LTD** has any authority to make or give any representation or warranty in relation to this property. **(iv)** Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order. **FINANCE ACT 1989**: Unless otherwise stated all prices and rents are quoted exclusive of VAT. **PROPERTY MISDESCRIPTIONS ACT 1991:** Every reasonable effort has been made by **FREW PAIN & PARTNERS LTD** to ensure accuracy. All interested parties are advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate professional advice.