

# to let



*The industrial property specialists*

## LAND OFF THINFORD ROUNDABOUT A167 FERRYHILL COUNTY DURHAM DL17 8RU



- SECURE OPEN STORAGE YARD / COMPOUND
- TOTAL SITE AREA 0.91 HA (2.25 ACRES) OR THEREABOUTS
- MAIN ROAD FRONTAGE WITH HIGH VOLUME OF TRAFFIC FLOW CLOSE TO STARBUCKS, MCDONALDS & KFC
- MAY SUBDIVIDE SUBJECT TO LEASE TERM
- RENTAL OFFERS IN THE REGION OF £65,000 PA EXC

[www.frewpain.co.uk](http://www.frewpain.co.uk) t: 0191 229 9517 e: [james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)



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



## LOCATION

The subject site is located off the A167, a short distance from the Thinford Roundabout, Ferryhill, County Durham.

This location offers excellent communication links to the A1(M) via the A688 from Junction 61 of the A1 (M), circa 3.5 miles to the east.

Durham City is circa 6 miles south, Newcastle is 24 miles north and Middlesbrough is 22 miles south east.

The DurhamGate development is located a short distance away, which is the largest mixed-use regeneration scheme in the North East of England with commercial, living and leisure opportunities.

The subject site is located behind McDonalds drive through restaurant and Starbucks Coffee stand-alone drive through facility, one of only several in the North East.

Opposite the site is a new KFC drive thru restaurant and BP petrol filling station with Costa and Domino drive thru also close by.

Exact location is shown on the attached plan.

## DESCRIPTION

The subject site provides a broadly level rectangular secure open storage compound / yard.

Formerly used for container storage and sales, it could be used for any other open storage activity.

(Alternative uses may be considered, subject to planning permission)

Vehicular access to the site is via double security gates leading to the main road (A167).

The boundary of the site is secured by a combination of timber fencing, concrete post and existing hedgerow landscaping.

The surface of the site provides a mixture of highway grade tarmacadam (former main road), with compacted hardcore and stone graded aggregate / chippings.

## SITE AREA

From computerised measurements the site area has been calculated as follows (GROSS):

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**TOTAL SITE AREA : 0.91 HA  
(2.25 ACRES) OR THEREABOUTS**

## SERVICES

It is understood the site benefits from all mains services to the boundary of the site.

(It is recommended that all interested parties contact the local service providers to ensure that the services are operational.)

## BUSINESS RATES

It is understood from the Local Rating Authority that the site is assessed at RV £18,500.

(All interested parties should contact the Local Authority to confirm these figures.)

## TENURE

The site is available on new FRI leases for a term of years to be agreed.

Subject to lease term and covenant, the site may be divided into two small sites.

## RENT

Our client is seeking a rent in the region of £65,000 pa.

Incentives may be available subject covenant and lease term.

## VAT

VAT will be chargeable at the prevailing rate.

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

**October 2019**





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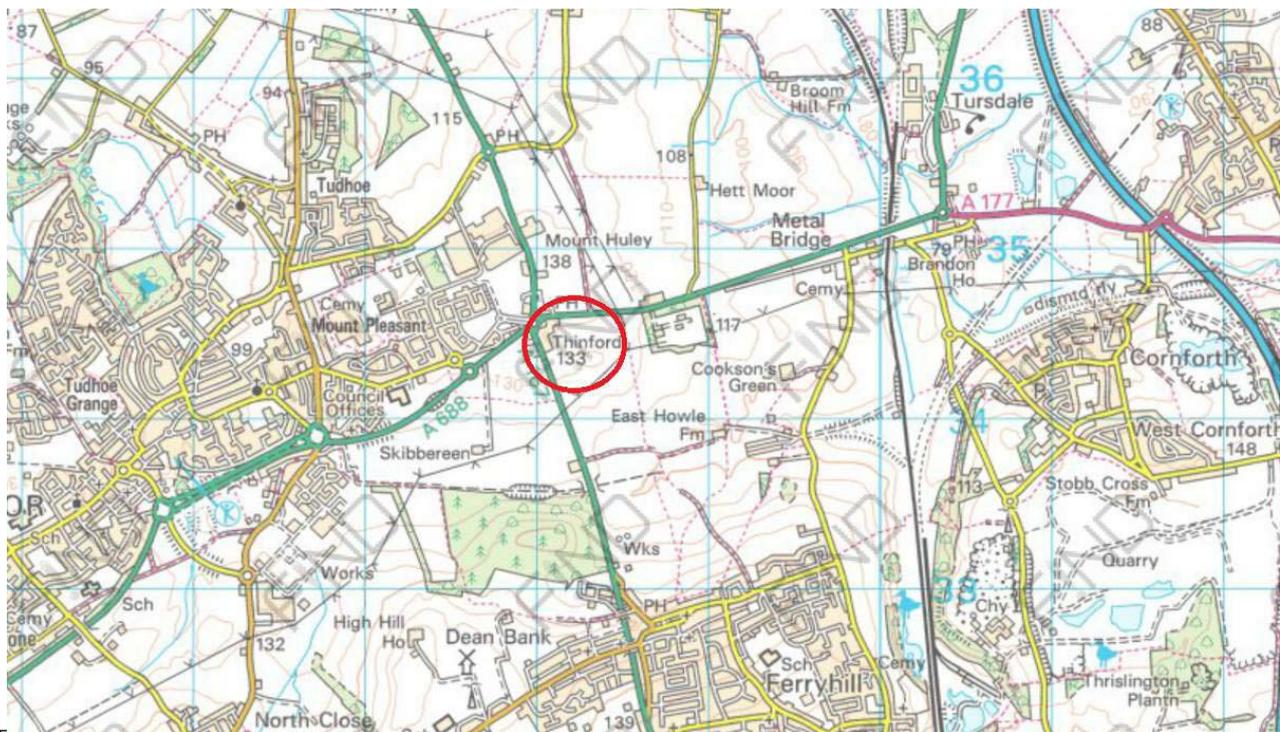
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**Map Information**

Scale: 1:4774  
 Date:  
 Reference:  
 Order No: 1529577

**Land Off Thinford Roundabout, Ferryhill, County Durham, DL17 8RU**



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