

B & S ENGINEERING PREMISES

PARK STREET, WILLINGTON
COUNTY DURHAM, DL15 0ER

- 1.38 acre site
- Manufacturing facility extending to over 18,000 SF
- Guide Price £325,000



GFW.

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APPROXIMATE MILEAGES

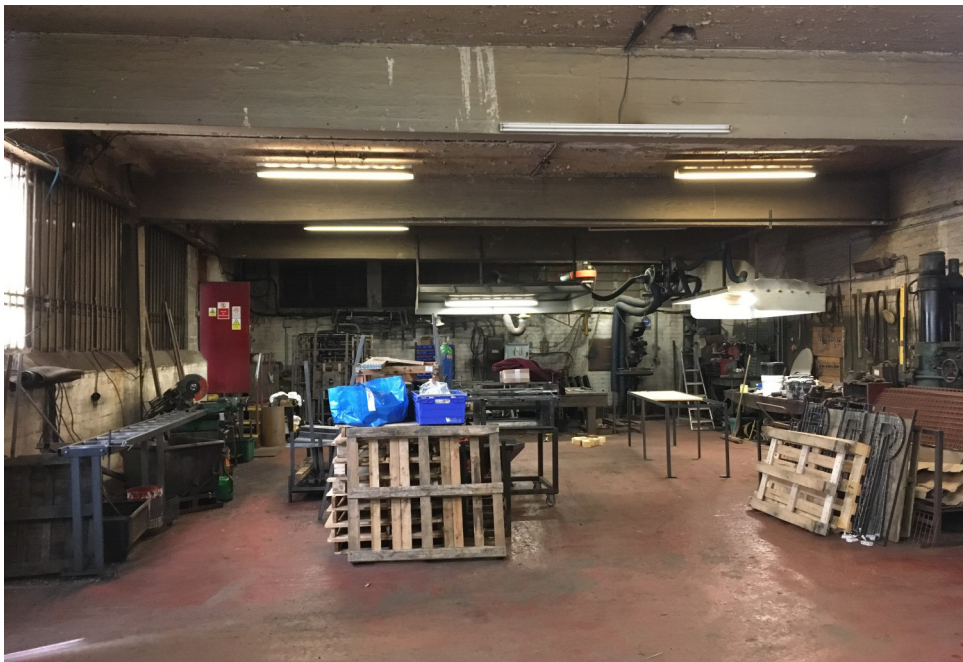
Crook 2.2 miles - Bishop Auckland 5.5 miles - Durham 6.8 miles

PROPERTY SUMMARY

B & S Engineering Premises are a large manufacturing facility extending to over 18,000ft²; positioned within a 1.38-acre site close to regional centres of Crook, Bishop Auckland and County Durham. The property may be suitable for an array of alternative uses, subject to obtaining planning consent.

GUIDE PRICE £325,000





LOCATION

The property is located off Park Street to the north of Willington in County Durham. The property is conveniently located for the A690 public highway as well as popular centres such as Crook, Bishop Auckland and Durham.

DESCRIPTION

Occupying a gross site area of 1.38 acres (0.56 hectares) or thereabouts; the B & S Engineering Premises are comprised of a manufacturing facility arranged over four floors. The building is principally of masonry brick construction under a flat roof. The property has the benefit of two separate loading access doors as well as a further personnel entrance.

The property is in need of refurbishment but may yet lend itself to a variety of possible commercial uses. Alternatively, there may also be scope to pursue an alternative use from the property (subject to planning)

The main building is set back from Park Street and further provides a gated yard, set to hard-standing, which extends to circa 7,000ft², providing ample parking for users of the building; or perhaps even be included as part of a wider redevelopment project (subject to planning)

ACCOMMODATION

Accommodation	(m ²)	(ft ²)
Basement	289	3,107
Lower Ground Floor	709	7,636
Ground Floor	38	405
First Floor	643	6,923
TOTAL	1,679	18,071

TENURE & POSSESSION

The property is offered for sale on a freehold basis with vacant possession upon completion.

BUSINESS RATES

The property has previously been split into separate hereditaments for Business Rates purposes. The details of which are as follows:-

Building Part	Rateable Value
Basement/Lower Ground/Ground Floor	£12,000
First Floor	£5,200

The payable authority is Durham County Council.



EPC

An Energy Performance Certificate has been commissioned for the property and will be made available upon request.

VIEWINGS

Viewings are strictly by prior appointment with George F. White. Please contact James Carruthers MRICS or Dhakshina Pandurangan for further details

jamescarruthers@georgefwhite.co.uk

dhakshinapandurangan@georgefwhite.co.uk

0333 920 2220 Ext: 3225, 4229

VAT

All purchase prices quoted herein are exclusive of VAT. All offers are to be made to George F White on this basis.

COSTS

Each party to bear their own legal costs in respect of the transaction.

ANTI-MONEY LAUNDERING

In accordance with Anti –Money Laundering Regulations, prospective Purchasers will be required to provide 2 forms of identification together with confirmation as to the source of funding.

IMPORTANT NOTICE

These particulars are for general guidance only, complete accuracy cannot be guaranteed. Professional verification should be sought for any point which is of particular importance. 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 may not be republished, retransmitted, redistributed or otherwise made available to any party or on any website. These particulars do not constitute a contract or part of a contract.



SITE PLAN

B & S ENGINEERING PREMISES, DL15 0ER

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