

HOWLISH WORKS,

HOWLISH LANE, HOWLISH, BISHOP AUCKLAND,
DL14 8ED

- Detached Industrial Unit
- 6,933 sq ft
- Freehold
- Offers in the region of £395,000



GFW.

HOWLISH WORKS

HOWLISH LANE, HOWLISH
BISHOP AUUCKLAND, DL14 8ED

TRAVEL DISTANCES

Durham 11.1 miles - Darlington—14.7 -
Newcastle 30.1 miles

PROPERTY SUMMARY

The property comprises a detached steel-framed industrial workshop with brick elevations and aluminium cladding at the upper levels.

It features uPVC double-glazed windows and a pitched aluminium roof with skylights. The windows and doors are fitted with electronically operated roller shutters for enhanced security.

Offers in the Region of £395,000



LOCATION

The property is located in Bishop Auckland, a market town in County Durham, North East England. Nearby towns include Spennymoor to the northeast, Newton Aycliffe to the southeast, and Shildon to the south. The surrounding area is predominantly open countryside and agricultural land. The property itself is situated on Howlish Lane, which is accessible from the A689. This road provides links to some of the region's most important routes, including the A688, A167, A1(M), and A19. The A1(M) is part of the national road network, extending south to London.

DESCRIPTION

The property comprises a detached steel-framed industrial workshop with brick elevations and aluminium cladding at the upper levels. It features uPVC double-glazed windows and a pitched aluminium roof with skylights. The windows and doors are fitted with electronically operated roller shutters for enhanced security.

Internally, the property includes two partitioned offices, a kitchen, three WCs, and an open-plan workshop on the ground floor. The offices have laminate flooring, plastered and painted walls, a suspended ceiling, and recessed lighting. The kitchen has vinyl flooring and fitted units, while the workshop features concrete flooring and box lighting. The warehouse has a minimum eaves height of approximately 5.1m, rising to a maximum of 6.3m.

The first floor, which extends over a small portion of the ground floor, consists of three

partitioned offices, a store cupboard, and a WC. The offices on this level have laminate flooring, plastered and painted walls, and strip lighting.

Externally, the site offers surfaced car parking at the front for approximately 12 vehicles, as well as a rear yard within a secure, fenced enclosure. The site has its own articulated access road and turning point.

ACCOMMODATION

The property includes the following gross internal areas:

Name	M ²	Ft ²
Ground Floor Office	134.1	1,443
Ground Floor Warehouse	367.1	3,951
First Floor Office	142.9	1,538
Total	644.1	6,933

The property is located on a total site area of approx. 0.66 acres.

TERMS

Offers are invited in the region of £395,000 for the freehold interest in the property.

RATING ASSESSMENT

The rating assessment currently appearing on the Valuation List is as follows:

Rateable Value	£
2023	18,250

The Small Business Rate for the year 2024/2025 is 49.9 pence in the pound.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant..

LEGAL COSTS

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

ENERGY PERFORMANCE

An EPC has been commissioned and will be available shortly.

VAT

All figures are exclusive of VAT where chargeable..

VIEWINGS

Viewings are strictly by prior appointment with GFW..

Richard Johnson

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IMPORTANT NOTICE

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. 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 you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.



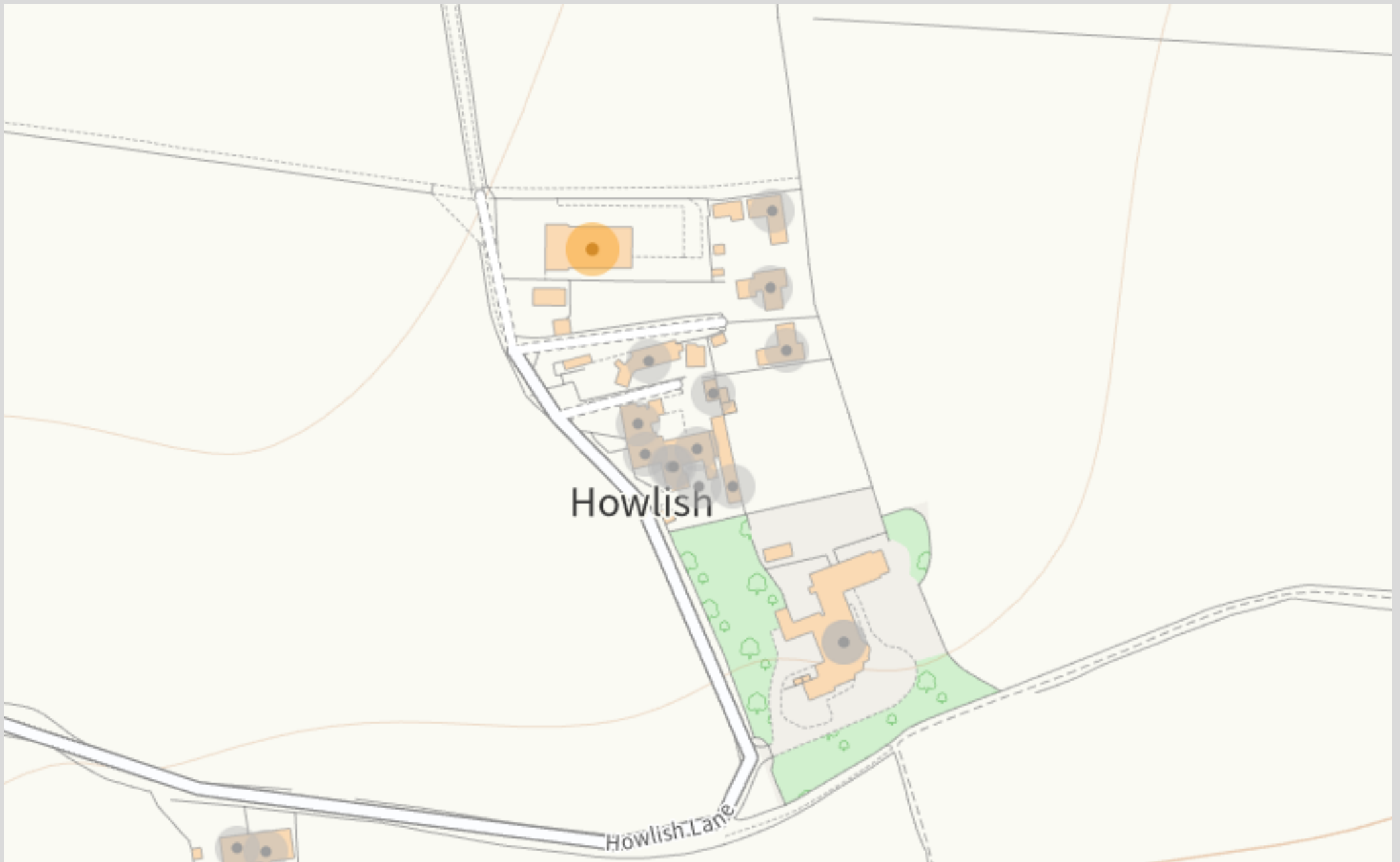
ADDITIONAL INFO

The information below is available online to view and/or download.

- Particulars

Where content has been created by a third party George F. White is not responsible for the content provided and interested parties are advised to make their own enquiries relating to the property to ensure the accuracy of all information.





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LOCATION PLAN

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