



Industrial/Trade Counter Premises

19,575 ft² (1,818 m²)

- Prominent site
- External yard space
- Parking
- Trade counter

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FOR SALE

Former Cromwell Tools, Dukesway, Team Valley, Gateshead

Location

The premises are located on a prominent site on Dukesway, one of the main thoroughfares through Team Valley Trading Estate. Team Valley is the North East Premier industrial location, approximately 3 miles to the south of Newcastle City Centre and 1 mile south west of Gateshead town centre. The estate benefits from direct access from two junctions off the A1 (M) motorway.

Team Valley's success as an industrial and commercial location is directly down to its position in the centre of the regional and motorway network providing excellent road access to other parts of the North East and other major centres throughout the UK.

Description

The property is of steel portal frame construction with clad walls and felt deck roof. Internally the warehouse has a concrete floor throughout with strip fluorescent lighting, gas fired heating and an eaves height of approximately 4 m.

To the front elevation there is a trade counter with offices to the side, whilst to the rear there are kitchen and toilet facilities.

Access to the property is by way of a loading door measuring 4 m by 4 m high opening out onto a shared access.

The property has 10 dedicated parking spaces to the front with a secure compound to the side which could be used for further car parking or storage.

Accommodation

The property has been measured in accordance with RICS Code of Measuring Practice (6th Edition) as follows:

	M ²	Ft ²
Offices	172.62	1,858
Lock Up	68.55	738
Dispatch	144.60	1,556
Warehouse	1,432.81	15,423
Total GIA	1,818	19,575

Tenure

The premises are held on a ground lease for a term of 99 years from 1 February 1965. There is a current ground rent payable of £14,000 per annum which will be payable by any purchaser.

Price

£200,000 exclusive for the remaining term of the long leasehold interest.

Rateable Value

The valuation office agency website describes the premises as 'Warehouse and Premises'. Rateable Value 2017 List: £48,500.

EPC

The unit has a current rating of D (77).

Utilities

We understand the unit has gas, electricity and water supplies. We advise interested parties to make their own enquiries in this respect.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Money Laundering

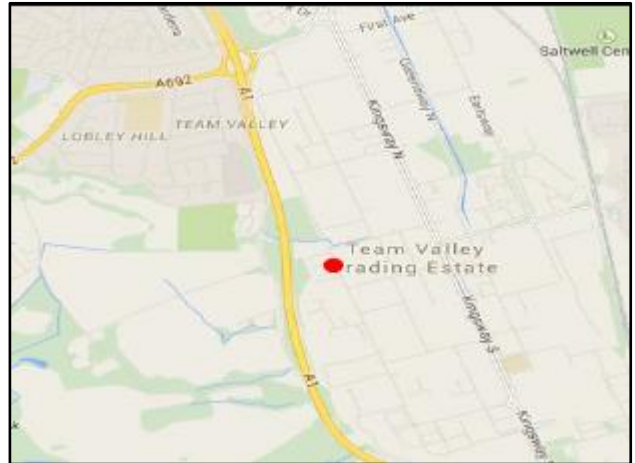
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

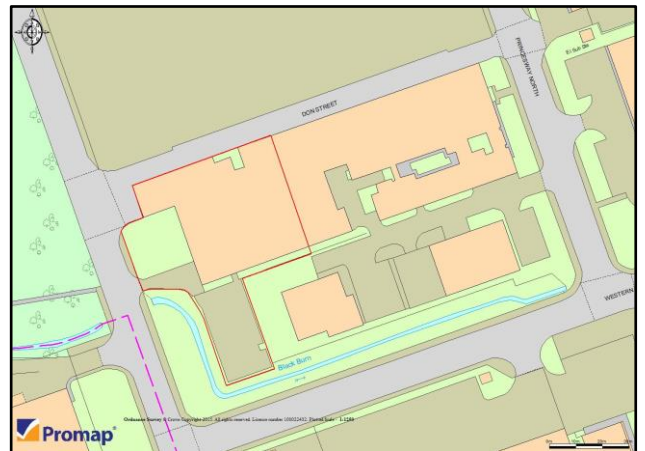
VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.



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