

for sale



The industrial property specialists

**UNIT 5
VANCE COURT
TRANSBRITANNIA ENTERPRISE PARK
BLAYDON-ON-TYNE
TYNE AND WEAR
NE21 5NH**

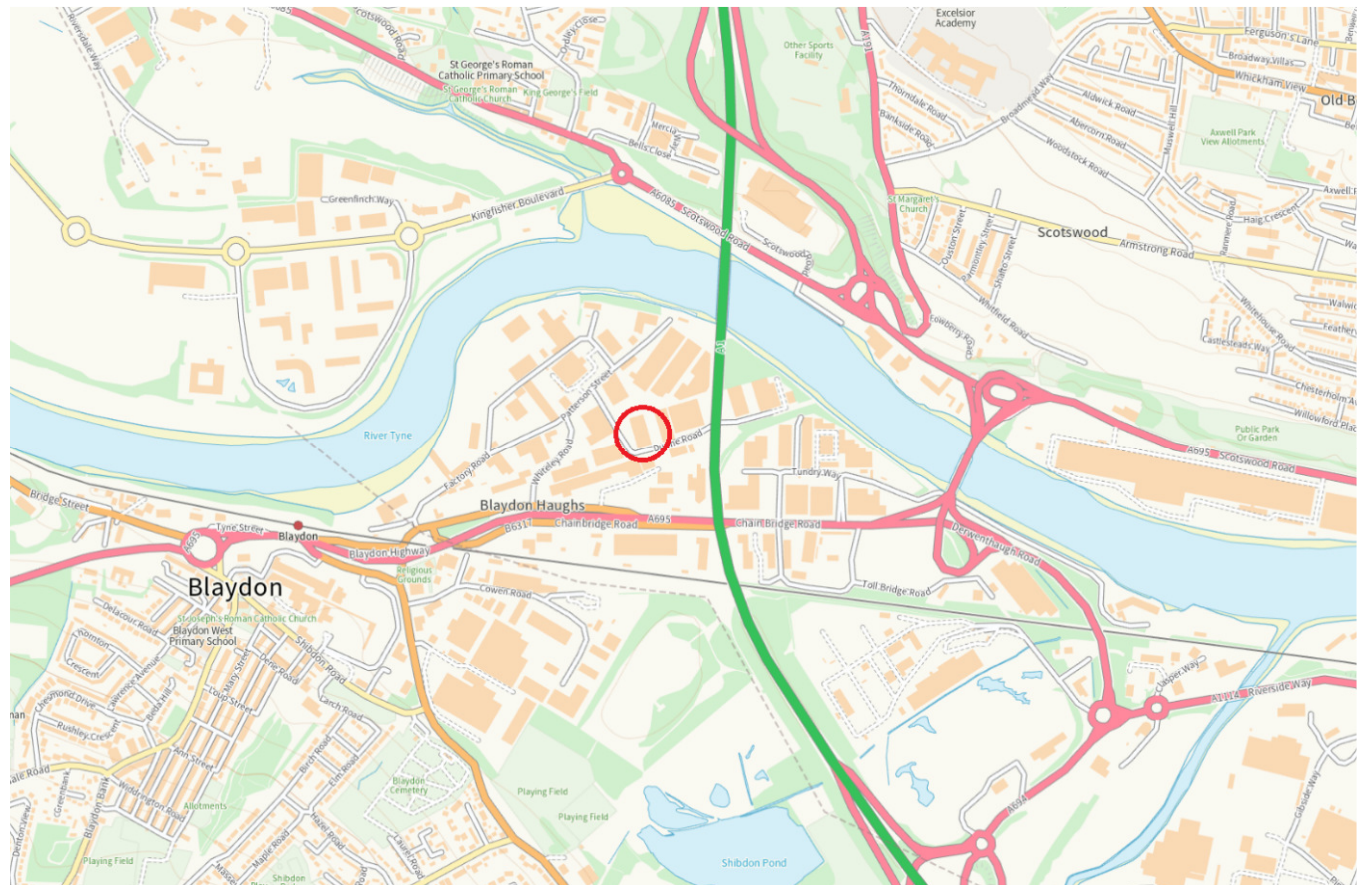


- MODERN TERRACE WORKSHOP / WAREHOUSE WITH OFFICES
- GIA: 176.83M² (1,903 SQ FT)
- SUITABLE FOR A VARIETY OF USES, SUBJECT TO PLANNING PERMISSION.
- IDEAL FOR OWNER OCCUPIER OR INVESTOR
- PRICE - £175,000 (SUBJECT TO CONTRACT)

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



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



LOCATION

The premises are located on Vance Court, Transbritannia Enterprise Park, Blaydon-On-Tyne.

This location benefits from excellent communication links with close proximity to the A695 Chainbridge Road, which in turn leads to the A1 Western by-pass.

The surrounding area is mainly industrial.

The subject property benefits from frontage onto the main estate road.

All local amenities and services are situated a short distance away.

Exact location is shown on the attached plan.

DESCRIPTION

The subject premises comprise of self-contained mid terrace workshop / warehouse with internal offices and external parking.

Constructed of steel portal frame design with brick / block infill walls and cladding to elevations and roof over.

Vehicular access is via single automatic roller shutter (3.6m by 4m) offering strip lighting, concrete floors and an internal eaves height of 4.1 m (Apex 6m).

Internally there are two separate offices, with kitchen and WC facilities.

Externally there is loading and car parking areas.

ACCOMMODATION

From onsite measurements the premises have the following GIA Areas:

Workshop / Warehouse
(Inc Offices & WC facilities)

**Total GIA: 176.83m²
(1,903 sq ft)**

SERVICES

The premises benefit from all mains services.

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

BUSINESS RATES

We understand from informal discussions with the Local Rating Authority that the premises are assessed at:

UNIT 5 : RV £11,500.

It is recommended that all interested parties contact the Local Authority to confirm these figures

TENURE

The property is being sold Freehold with Vacant Possession.

PRICE

Our client is seeking offers in the region of £175,000 (One hundred and seventy-five thousand pounds) – Subject to Contract.

Incentives may be available subject covenant and lease term.

SERVICE CHARGE

There is a small service charge for the maintenance and up keep of common areas.

ENERGY CERTIFICATE

C-69

An EPC can be provided upon request.

VAT

VAT will be chargeable at the prevailing rate.

LEGAL COSTS

The Purchaser will be responsible for the Vendors 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

April 25





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