

for sale



The industrial property specialists



FORMER AMBULANCE STATION, MASTERMAN PLACE, MIDDLETON-IN-TEESDALE, BARNARD CASTLE, CO DURHAM, DL12 0ST

- SELF CONTAINED WORKSHOP / GARAGE WITH OFFICE ACCOMMODATION SET WITHIN SECURE GATED YARD
- TOTAL GIA : 55.69M² (599 SQ FT)
- FREEHOLD
- UPON THE INSTRUCTIONS OF NORTH EAST AMBULANCE SERVICE FOUNDATION TRUST

LOCATION

The premises are located on Masterman Place, Middleton-in-Teesdale.

Masterman Place is accessed off Town End / California Row (B6282) which via the B6268 meets Barnard Castle circa 10 miles away. Road networks (A688 and A67) at Barnard Castle give good communication links throughout the region.

Middleton-in-Teesdale is a small market town offering all main services and amenities. The surrounding area is principally residential with a mixture of commercial and leisure uses close by on the high street.

The exact location is shown on the attached plan.

DESCRIPTION

The property comprises of a former Ambulance station with secure gated yard. Internally the property offers a garage / workshop with store / office / WC facilities and kitchen.

Externally the premises sit within a stone walled & fenced secure tarmac yard area accessed via gates onto Masterman Place.

The workshop / garage is fitted to a basic standard offering an average minimum internal eaves height of 3.3m, with vehicular access via an automatic roller shutter. Adjacent to the garage is a single office with rear stores / WC and kitchen facility.

ACCOMMODATION

From our onsite measurements the building comprises the following approximate areas:

| | |
|---------------------|----------------------|
| Workshop | 30.96 m ² |
| Office / Store / WC | 24.73 m ² |

TOTAL GIA **55.69 M²**
(599 SQ FT)

TOTAL SITE AREA **0.03 HA**
(0.07 ACRES) OR THEREABOUTS

SERVICES

We understand that all main services are connected to the property.

All interested parties should satisfy themselves in respect of these services.

RATEABLE VALUE

It is understood that the property has a current RV of £1,125.

We recommend that all interested parties should make their own enquiries regarding the Rateable Value.

TENURE

Freehold

PRICE

Seeking offers in the region of £75,000, Subject to Contract.

ENERGY PERFORMANCE CERTIFICATE

Upon request.

LEGAL COSTS

The purchaser will be responsible for the Vendors reasonable legal fees involved with this transaction.

VAT

All prices quoted are exclusive of VAT at the prevailing rate.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

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Map Information
 Scale: 1:7500
 Date: 04/07/16
 Reference:
 Order No: 1701628

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EXISTING FLOOR PLAN 04/16

ATKINS

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS STATED OTHERWISE
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION AND ALL RELEVANT ARCHITECTURAL, ELECTRICAL, MECHANICAL, AND STRUCTURAL DRAWINGS.

INFORMATION ONLY

ATKINS

NORTH EAST AMBULANCE SERVICE

MIDDLETON AMBULANCE STATION

EXISTING FLOOR PLAN

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