



# For Sale

## Workshop & Offices

Union Street  
Hetton le Hole  
DH5 9HU

- Freehold premises
- Located close to Hetton le Hole town centre
- Arranged over split level
- Totalling 2111 ft<sup>2</sup> (196.11m<sup>2</sup>)
- Comprising offices and Workshop
- Suit owner occupier/Investor

Also at Portland House  
Belmont Business Park  
Durham DH1 1TW  
Regulated by RICS

## Location

Union Street is predominantly residential area located just off Caroline Street to the rear of Front Street, the main shopping centre serving the town of Hetton le Hole. There are residential dwellings either side of the subject property although a small number of buildings within the vicinity are in non-residential use including a Methodist Church and a converted office building.

## Description

The property occupies a split-level site. The elevation to Union Street is of single storey brick construction having a profiled metal lean to roof providing a low-level roller shutter access to Union Street. The front section steps down to the main building at the rear which has level access to the back lane and is of 2 storey brick construction with a pitched profiled metal roof and roller shutter door to a small forecourt area. The first floor provides office and staff accommodation.

The property totals **2,111 ft<sup>2</sup>** and we are advised has been occupied as offices and workshops for in excess of 20 years.

## Accommodation

The property briefly comprises as follows:-

	ft <sup>2</sup>	m <sup>2</sup>
<b>Upper Ground Floor</b>		
Entrance, Offices and Stores	380	35.30
<b>Lower-level Section (To rear lane)</b>		
Workshop, Stores and Kitchen	764	70.98
<b>First Floor</b>		
Office and Premises	967	89.83
<b>External Area</b>		
Forecourt/parking	467	43.38
<b>TOTAL</b>	<b>2111</b>	<b>196.11</b>

## Tenure

We are advised the property is Freehold.

## Asking Price

Offers in the region of **£95,000 (ninety five thousand pounds)**

## Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

## Viewing

Contact – **Mario Jaconelli** or **Alexa Reavley**

- mario@lofthouseandpartners.co.uk
- alexa@lofthouseandpartners.co.uk
- **0191 5658844**

## VAT

Figures quoted exclude VAT where chargeable.

## Rateable Value (RV)

The Valuation Office has confirmed the property is not listed for rating purposes. If necessary, a written request should be made to the Local Authority for confirmation.

## Money Laundering Regulations

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

## Disclaimer

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

## Ref

C4101

## EPC

Energy Rating D





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