

**FOR SALE – Offers in the Region of £1,350,000**

**Units 1-3 Station Road/ Gatherley Road, Brompton on Swale, Richmond, North Yorkshire, DL10 7SQ**

**Prominent Trade / Light Industrial Premises – 16,278sq.ft.**

**Additional land available by negotiation**

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## SITUATION/ LOCATION

The property occupies a prominent corner position on the junction of Station Road (B6271) and Gatherley Road adjacent to the traffic lights. The location is a popular and diverse trade location and established occupiers in the vicinity include Ropers Leisure, Swale Auto Sales, Bremsen Technik and Moduloft amongst a variety of independent businesses. The location lies adjacent to the A1(M) with motorway access available within a short driving distance via J52 at Colburn. The location lies approximately 4 miles east of Richmond, 12 miles west of Northallerton, 14 miles north of Darlington and 20 miles south of Thirsk with convenient transport links across the region via the A1(M), A66 and A19.

## DESCRIPTION

Detached trade / light industrial premises comprising three connecting units on a site extending to approximately 1.54 acres.

Unit 1 is a later extension (constructed circa 2005) of steel portal frame construction held under a dual pitched and corrugated sheet clad roof. Elevations are partially glazed incorporating customer access at the front. Unit 1 has most recently been occupied as a soft play centre. (Eaves 5.38m. Ridge 6.23m)

Units 2&3 comprise the original workshop bay constructed approx. 1990. Units 2&3 are of steel portal frame construction held under a dual pitched corrugated sheet clad roof. Unit 2 incorporates glazed elevations and has most recently operated as a bathroom showroom (now vacant) incorporating first floor offices and stores. Unit 3 incorporates brick outerleaf with roller shutter access, mezzanine stores and an external canopy. Unit 3 is currently occupied by our client who will vacate on completion. (Eaves 5.2m. Ridge 6.22m).

Externally the grounds are predominantly hard surfaced providing marked car parking with service yard. There is an area laid to lawn adjacent to Unit 1.

## TENURE

Freehold – available with vacant possession



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## ACCOMMODATION

Unit 1	447.45sq.m.	4,815sq.ft.
Unit 2 - GF	423.14sq.m.	4,554sq.ft.
Unit 2 – FF	44.94sq.m.	484sq.ft.
Unit 3 – GF	477.36sq.m.	5,137sq.ft.
Mezz	55.36sq.m.	596sq.ft.
Canopy	64.34sq.m.	692sq.ft.
<b>Gross Internal Area</b>	<b>1,512.59sq.m.</b>	<b>16,278sq.ft.</b>

**TOTAL SITE AREA APPROX: 1.54 ACRES**

## SITE/ PLANNING HISTORY

We are advised by our client that the property was originally constructed for the purpose of a car/ vehicle showroom with vehicle displays.

Over the years the site has received planning permission for a variety of alternative uses including B2/B8 to include a 4 Lane Bowling Alley granted 2015. This application is available to view via North Yorkshire Council's planning portal (Planning Ref: 15/00049/FULL)

We are also advised by our client that the site benefits from an extant planning consent for the provision of an additional access from Station Road. Carver Commercial have been unable to confirm this via online enquiries and interested parties should rely on their own enquiries in this regard.

The property may suit a variety of roadside retail / trade / leisure / light industrial uses subject to obtaining any requisite local authority/ planning and/or statutory consents.



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## AGENTS NOTE

- 1) The additional area marked blue on the indicative site plan extends to approximately 0.48 Acres and may be available via separate negotiation. The land is subject to third party occupation and further information is available via the Agent.
- 2) All floor areas, aerial imagery and indicative site/ unit plans are provided for identification purposes only and are not to be relied upon.

## VAT

TBC

## VIEWINGS

Strictly by appointment via the Joint Agents:

Chris Farlow  
Carver Commercial  
01325 466 945  
[chrisf@carvergroup.co.uk](mailto:chrisf@carvergroup.co.uk)

Annabel Swiers  
GSC Grays  
07301 007 686  
[asw@gscgrays.co.uk](mailto:asw@gscgrays.co.uk)

## EPC

Unit 1:	C
Unit 2:	C
Unit 3:	B

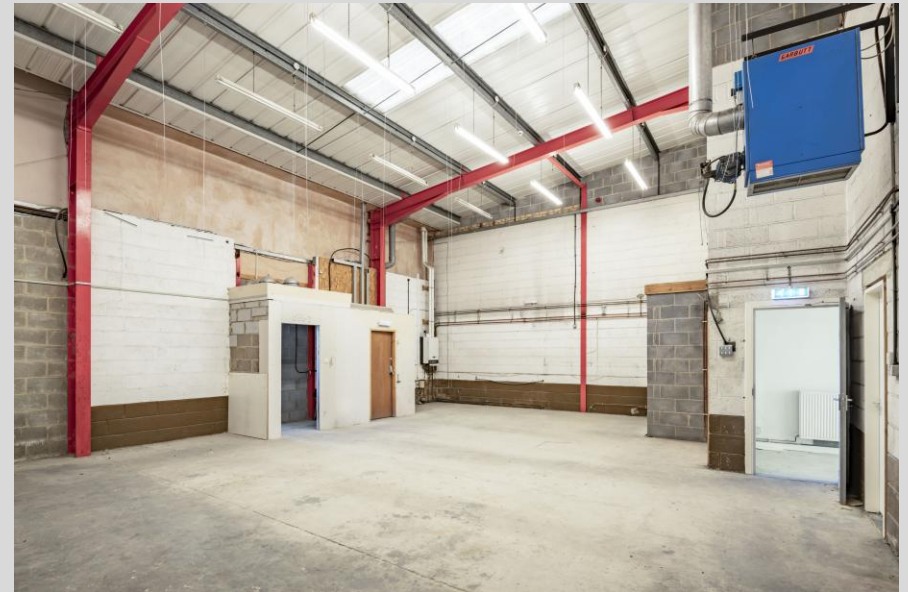


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## INDICATIVE SITE PLAN



*\*For identification purposes only*

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The Ground Floor Plan shows three distinct units within a building footprint.

- UNIT 1 (ACTIVITY CENTRE):** Located at the bottom of the plan, outlined in green. It is a large, open rectangular space. A note specifies: "ALL WORKS PREVIOUSLY APPROVED BY SEPARATE APPLICATION No: 10/00025/FP".
- UNIT 2 (VACANT UNIT):** Located in the top-left, outlined in red. It contains several smaller rooms:
  - Reception (top center)
  - Office (multiple rooms along the top and left walls)
  - Parts Manager (top right)
  - Parts Store (large central room)
  - WC (bottom left)
  - Dis. Toilet (bottom left)
  - 1 HOUR FIRE DOOR WITH BREAK GLASS (top right, separating from Unit 3)
- UNIT 3 (WORKSHOP):** Located in the top-right, outlined in blue. It includes:
  - Reception (top center, shared with Unit 2)
  - Parts Manager (top left, shared with Unit 2)
  - Parts Store (top center, shared with Unit 2)
  - WC (bottom right)
  - Dis. Toilet (bottom right)
  - 1 HOUR FIRE DOOR WITH BREAK GLASS (bottom left, separating from Unit 1)
  - 1 HOUR FIRE DOOR WITH BREAK GLASS (top left, separating from Unit 2)
  - HOIST (multiple locations)
  - SERVICE BAY (multiple locations)
  - NOT VIEWING AREA (top left)

Structural and safety features are indicated throughout the plan, including fire doors, hoists, and service bays. A note in the bottom right corner states: "UNLESS OTHERWISE NOTED OPENINGS BLOCKED UP WITH 100 X 50 S/W STUDS AT 600 VERTICAL CENTRES AND TWO LAYERS OF 12.5mm PLASTERBOARD TO BOTH SIDES TO GIVE 1 HOUR FIRE RATING. ACOUSTIC PERFORMANCE WHERE REQUIRED BETWEEN UNITS PROVIDED BY ROCKWOOL 'FLEXI' BATTS OR SIMILAR FITTED TIGHT BETWEEN STUDS. WALLS SKIMMED TO MATCH ADJACENT AS REQUIRED."

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