

TO LET (Following Refurbishment) - Units From £45,554pax

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

Prominent Mixed-Use Premises – Suitable for a Variety of Uses

Units from 4,554 – 14,508sq.ft. (via amalgamation)

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(Architect image showing refurbishments)

SITUATION/ LOCATION

A highly visible corner position at the junction of Station Road (B6271) and Gatherley Road in a mixed commercial and industrial area circa 1.5 miles from junction 52 of the A1(M). Richmond is 4 miles west, Northallerton 12 miles east and Darlington 14 miles north. Scotch Corner at junction 53 of the A1(M) nearby provides a link to the Trans Pennine A66 route.

DESCRIPTION

A detached property comprising three connecting units of steel portal frame construction with a combination of glazed, brick and steel profile sheet elevations under dual pitched profile sheet roof.

Unit 3 is accessed via three roller shutter loading doors: 3.59m wide by 3.0m high, 3.59m by 3.7m and 4.35m by 3.0m.

Unit 1 has two timber loading doors 3.0m wide by 2.95m high and 2.4m by 2.95m.

Total site area approx. 1.3 acres

Units shall shortly be undergoing a comprehensive programme of refurbishment – which can be tailored to suit occupier requirements.

SITE HISTORY / PLANNING

The property was originally constructed for the purpose of a car showroom and workshop and has subsequently been utilised for children's soft plan and a bathroom showroom. Planning permission was also granted in 2015 for a four lane bowling alley.

The property is therefore considered suitable for a variety of roadside retail, leisure, light industrial and warehouse uses subject to obtaining planning and other statutory consents.

TENURE

Leasehold.

New leases are available drawn on standard full repairing and insuring terms for a term of years to be agreed.

18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945

IMPORTANT NOTICE: whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Carver Commercial or any joint agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.



(Architect image showing refurbishments)

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ACCOMMODATION

	SQ.M.	SQ.FT	RENT
Unit 1	447	4,816	£48,160
Unit 2	423	4,554	£45,540
Unit 3	477	5,138	£51,380
TOTAL	1,512	14,508	£145,080

Eaves (min) 5.2m
Ridge (max) 6.22m

(Requirements up to 14,508sq.ft. accommodated via amalgamation)

COSTS

Each party shall be responsible for their own legal, surveying and professional costs incurred within this transaction.

APPLICATION FEE

Where the undertaking of references is carried out by the Agent an application fee is payable by the applicant for the lease. Please ask agent for further information.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.



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EPC

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

VIEWINGS

Strictly by appointment via the Joint Agents:

Chris Farlow
Carver Commercial
Tel: 01325 466 945
Mob: 07526 168 475
Email: chrisf@carvergroup.co.uk



Andy Wright
Lambert Smith Hampton
Tel: 0191 338 8320
Mob: 07957 823 910
Email: awright@lsh.co.uk



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**Soft play equipment removed*



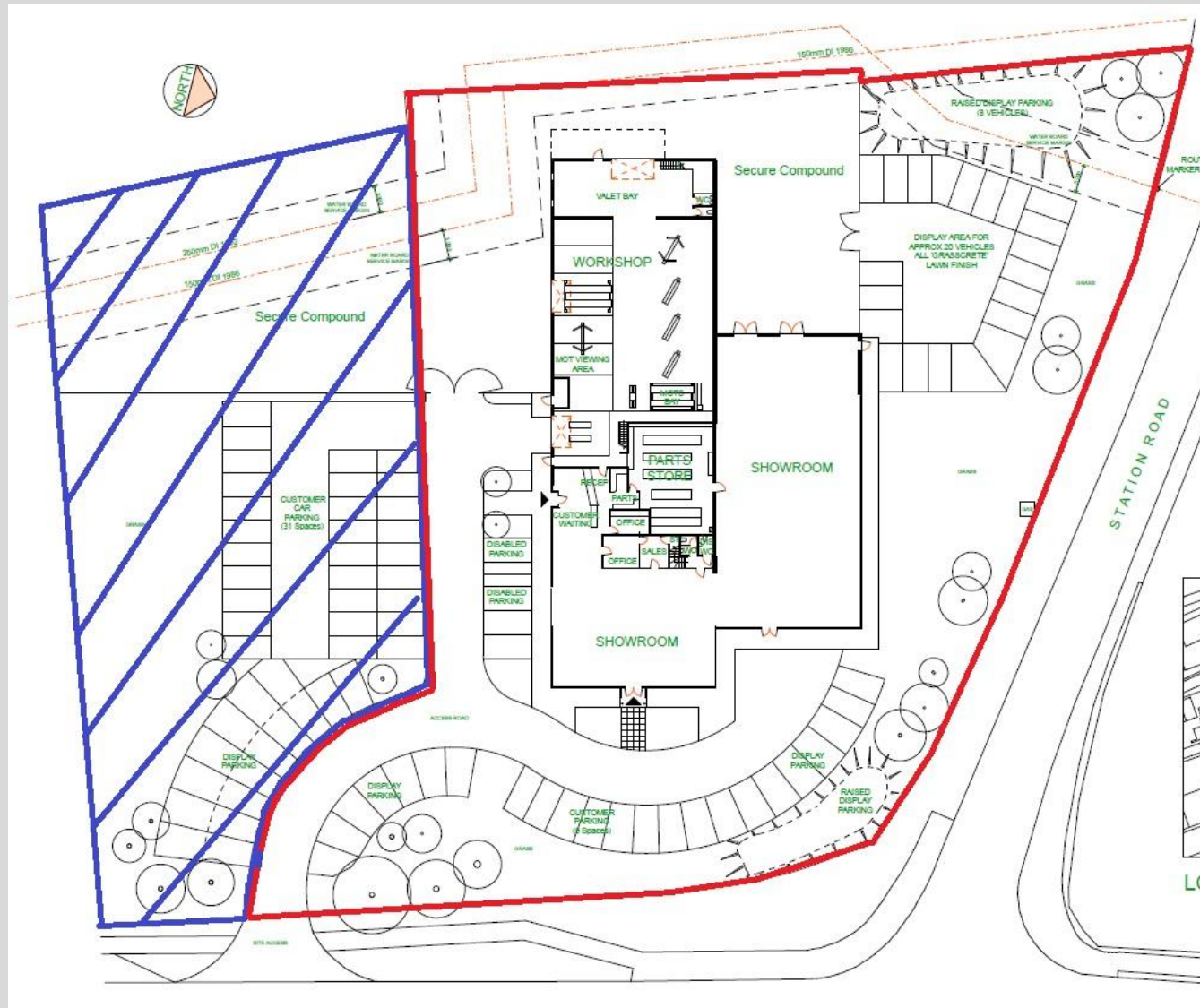
**Area to be re-surfaced*

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INDICATIVE SITE PLAN



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UNIT 2
VACANT UNIT

OFFICE
OFFICE
OFFICE
OFFICE
RECEPTION
PARTS MANAGER
PARTS STORE
TOILET
DIS TOILET
1 HOUR FIRE DOOR WITH BREAK GLASS

UNIT 3
WORKSHOP

MOT VIEWING AREA
SCISSOR HOIST
HOIST
HOIST
SERVICE BAY
SERVICE BAY HOISTS
WC
WASH

UNIT 1
ACTIVITY CENTRE
ALL WORKS PREVIOUSLY APPROVED BY
SEPARATE APPLICATION No: 10/00025/FP

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.

GROUND FLOOR PLAN

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