

Potential Hotel/Office Development To Let

Thinford Lane, Thinford, Durham, DH6 5JQ

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS



- 40 bed hotel with opportunity to increase rooms if required
- Potential for Office/Business Centre use
- Approximately 1,393.55m² (15,000ft²)
- 73 car parking spaces
- Awaiting EPC Rating
- Excellent location on Thinford retail park

Rent on application

LOCATION

The subject property is ideally located on Thinford Lane roundabout, which provides access to the A167 and the A688 that links onto the A1(M). There are several national occupiers situated near the property such as Dominos, McDonalds, Costa, Starbucks, One Gym, and KFC.

DESCRIPTION

The subject property comprises a steel framed construction with breezeblock walls and external cladding. Internally, the property has two staircases, a lift for access to the three storeys and is currently in an empty shell condition with solid concrete floors and columns to facilitate partitioning. The property also benefits from 73 car parking spaces.

POTENTIAL USES

The property has potential for a 40-bedroom hotel with potential for further rooms if required or office/business centre use subject to planning.

ACCOMMODATION

Approximate Floor Area 1,393.55m² (15,000 ft²)



RATING ASSESSMENT

The property will be reassessed for rates

EPC RATING

Awaiting EPC Rating.

TERMS

The property is available to let by way of a new FRI lease for a term of years to be agreed.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

VIEWING

For general enquiries and viewing arrangements please contact Joseph l'Anson or Marc Pickering at Bradley Hall.

Tel: 0191 232 8080

Email: joseph.ianson@bradleyhall.co.uk

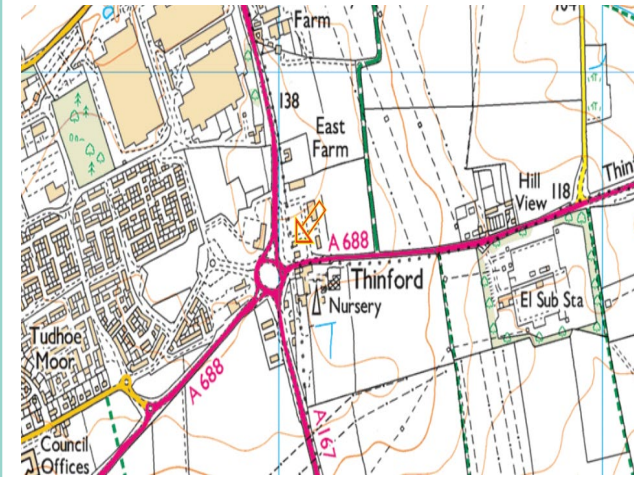
marc.pickering@bradleyhall.co.uk

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.leasingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.



IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

Registered in England No. 07236458

1 Hood Street, Newcastle upon Tyne, NE1 6JQ



Bus stops located 0.2 miles away.



5.9 miles from Durham Train Station.



3.0 miles from A1(M).



29.9 miles from Newcastle International Airport.

