

Industrial Opportunity For Sale

MK Services, George Street Industrial Estate, Seaham, SR7 7SL

- Prominent suburban industrial unit in busy & popular location
- Good Transport Links
- Off Street Parking
- Three Phase Electrics
- NIA 248.2m² (2,672 ft²)
- For Sale Via Secured Sale (terms and conditions apply)

Guide Price £120,000

Bradley Hall



LOCATION

MK Services is located at the entrance of George Street Industrial Estate, George Street, Seaham. George Street is located 0.5 miles West of Seaham Town Centre particularly Seaham Marina. Seaham is located 5.7 miles from Sunderland City Centre and 19.1 miles from Newcastle City Centre

DESCRIPTION

The spacious open plan layout of the workshop provides ample room for various industrial activities, making it versatile and adaptable to different business needs. With a mezzanine level, your potential buyers or tenants will have additional space for storage, offices, or any other purpose they desire. This adds value and flexibility to the property. The two adapted containers transformed into workshops offer even more workspace options, making this property perfect for businesses with diverse operational requirements. The property is equipped with a 3-phase electric supply, ensuring efficient power distribution for heavy-duty machinery and equipment. The availability of a secure yard and parking facilities provides convenience for employees, clients, or customers visiting the property.

ACCOMMODATION

Workshop - NIA 150.9m² (1,624 ft²).

Mezzanine - 42.7m² (460 ft²).

Container 1 – 30.8m² (332 ft²).

Container 2 – 66.5m² (716 ft²).

RATING ASSESSMENT

The rateable value of the premises as at 1 April 2023 is £3,350 and the estimated rates payable for the current year is £1,641.50. This is based on the standard Small Business Rate of 49.9p in the pound, however, interested parties should confirm the current position with the Local Authority.

EPC RATING

EPC Rating – D (95).

TERMS

Available by way of freehold title at a guide price of £120,000 (One Hundred and Twenty Thousand pounds).

VAT

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

LEGAL COSTS

Each party is responsible for their own legal costs.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with 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 Michael McGhin on michael.mcghin@bradleyhall.co.uk or 0191 563 4242



Bus stop within 0.1 miles

Seaham Train Station within 0.3 miles



Close proximity to Seaham Town Centre

27 miles from Newcastle Airport

17 miles from Newcastle City Centre

IMPORTANT NOTICE

Bradley Hall (Registered in England No. 6140702 | 1 Hood Street, Newcastle upon Tyne, NE1 6JQ) and their clients for whom they are providing agency services give notice that;

1) the particulars do not constitute part of an offer or contract and any communications, written or verbal, are strictly SUBJECT TO CONTRACT, 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith based upon the information provided to us but any interested parties should inspect the property and appoint their own legal advisors and surveyors to satisfy themselves that they are correct, 3) no employee of Bradley Hall has the authority to make or give any representation or warranty whatsoever in relation to this property nor do they have the authority enter into any contract relating to the property on behalf of Bradley Hall nor the client, and 4) no responsibility can be accepted for any expenses incurred by interested parties in inspecting properties which have been sold, let or withdrawn.

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.