



TO LET

OLD CHAPEL

BRANDON ROAD, ESH WINNING, DH7 9PH

WAREHOUSE/INDUSTRIAL UNIT

261.8 SQ M (2,818 SQ FT)

Bradley Hall

DESCRIPTION

The property comprises a former chapel of traditional brick construction beneath a pitched slate roof, which has subsequently been utilised as a motor vehicle repair workshop.

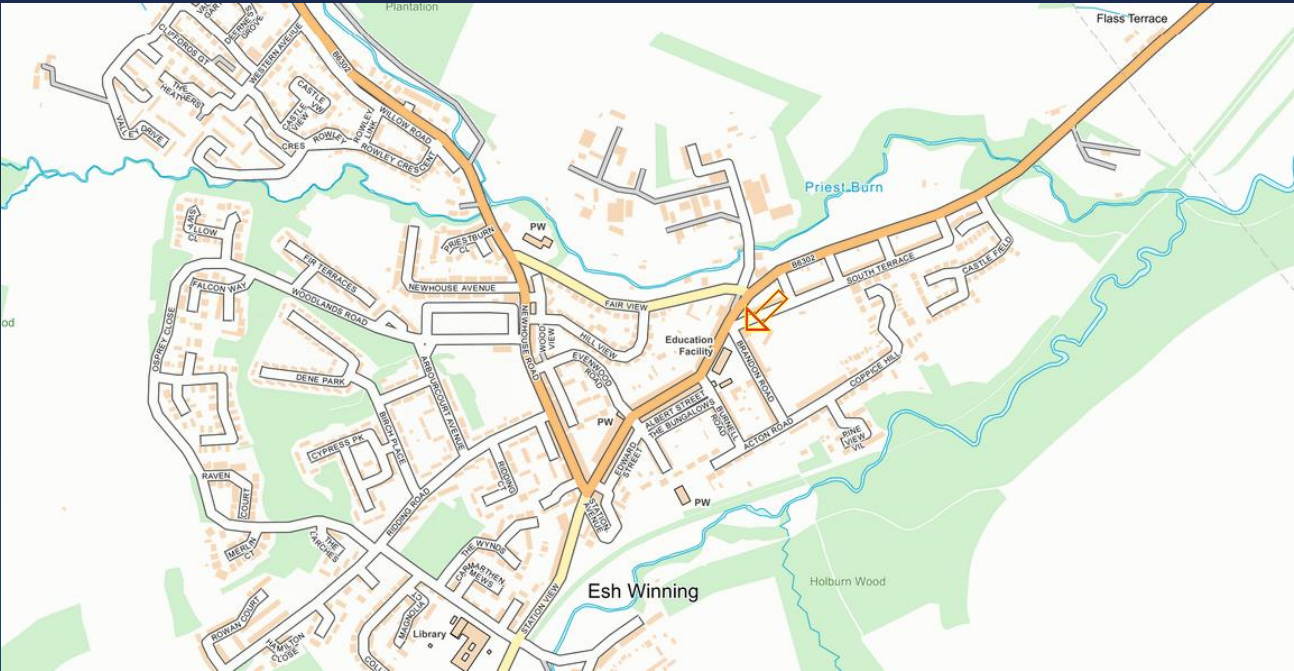
Internally, the property provides a predominantly open-plan industrial/workshop area with a solid concrete floor, exposed timber roof structure and traditional arched windows providing natural light. The premises benefit from roller shutter access and a minimum eaves of approximately 4.16m to and a maximum eaves of 5.25m.

Ancillary accommodation comprises a separate office, storage room, kitchen and WC facilities. The property also benefits from three-phase electricity and a water supply.

The accommodation may be suitable for a variety of industrial, workshop or storage uses, subject to the necessary planning consents.

KEY SPECIFICATION

- Open plan industrial / workshop accommodation
- Separate office, storage room, kitchen & W/C
- Roller shutter access
- Three-phase electricity supply
- Water supply
- Minimum eaves of 4.16m
- Potential for alternative uses STPP



Old Chapel, Brandon Road	SIZE (SQ M)	SIZE (SQ FT)
Office	16.19	174
Storage Room	5.22	56
Kitchen	4.21	45
Industrial	236.2	2,542
TOTAL	261.82	2,818

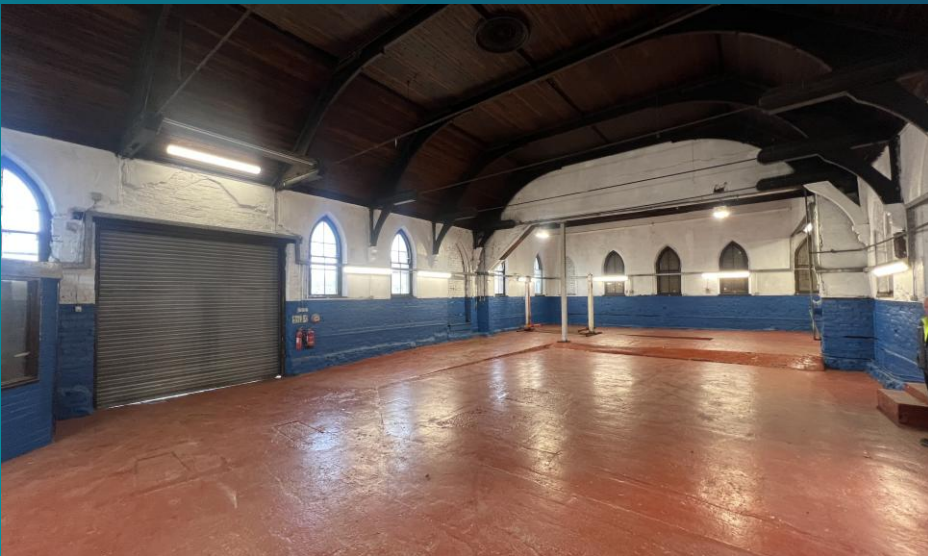
LOCATION

The property is situated on Brandon Road in Esh Winning, approximately 6 miles west of Durham City.

Esh Winning is an established village within County Durham, benefiting from a range of local amenities and services. The property is located close to the B6302, which provides access to Durham City to the east and the surrounding towns and villages to the west, with onward connections to the A167 and A1(M).

USE CLASS

The current use class falls within Class B2 (General Industrial). Interested parties should make their own enquiries with Durham County Council.





TERMS

The property is available by way of a new lease with terms to be agreed at £20,000 per annum.

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.

EPC RATING

TBC

RATING

The current rateable value of the premises is £7,000 meaning the estimated rates payable are £3,493.

VIEWING

For all viewings and general enquiries please contact Bradley Hall Newcastle.

CONTACT

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Bradley Hall



IMPORTANT NOTICE

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