

GEORGE F. WHITE

# FOR SALE

## FORMER BUS DEPOT, COUNTY DURHAM



FORMER BUS DEPOT, PICKTREE LANE, CHESTER LE STREET,  
COUNTY DURHAM, DH3 3SW

**£1,950,000**

Development Opportunity | 2.1 acres | Sold as a cleared site with vacant possession



George F White LLP, Dean Street Arch, 22 Dean Street, Newcastle upon Tyne, NE1 1PG  
0191 269 7890





## LOCATION

Chester le Street is a market town in County Durham, approximately 5.5 miles north of Durham and 9.5 miles south of Newcastle upon Tyne. The town has good transport links, with town centre approximately 1 miles to the south west of the A1(M) via the A167. Chester le Street Railway Station is on the East Coast Mainline providing national rail networks to other major towns and cities across the UK as well as domestic travel too.

The property is located to the north of Chester le Street adjacent to a BP petrol filling station and M&S Food convenience store, which in turn sit on a busy roundabout at the intersection of Picktree Lane and the A167.

The A167 meets the A1(M) approximately 700m to the northeast of the property.

## DESCRIPTION

The vendor intends to sell a cleared site with vacant possession.

Currently, the site comprises a large bus depot with offices constructed between the 1900s and 1950s. Vehicular access is from four entrances at the front; one of which extends through a covered canopy area. There is also access between the two office blocks at the front into the warehouse and there are also two access doors into the front yard.



## ACCOMMODATION

We have carried out a measured survey in accordance with the RICS Code of Measuring Practice and calculated the following gross internal areas.

Description	Sq m	Sq ft
Main Front Warehouse	1,673.6	18,015
Repair Workshop	916.7	9,867
Rear Warehouse	2,443.8	26,305
Three Storey Offices	456.6	4,91
Two Storey Offices	411.8	4,432
Single Storey Offices	335.5	3,612
<b>Total GIA</b>	<b>6,338.0</b>	<b>67,146</b>
Covered Canopy Areas	705.7	7,596

## SITE AREA

The property sits on a broadly trapezium shaped site which extends to 0.85 hectares (2.10 acres) and is currently 80% covered by buildings (including the canopy areas).

The site will be cleared of all buildings and sold with vacant possession.

## TENURE

We understand the property is held freehold with title number DU160326.

## EPC

An EPC has been commissioned and will be made available as soon as possible.

## RATEABLE VALUE

We have made reference to the Valuation Office Agency website and are advised that the property is entered in the 2017 Valuation List as follows: -

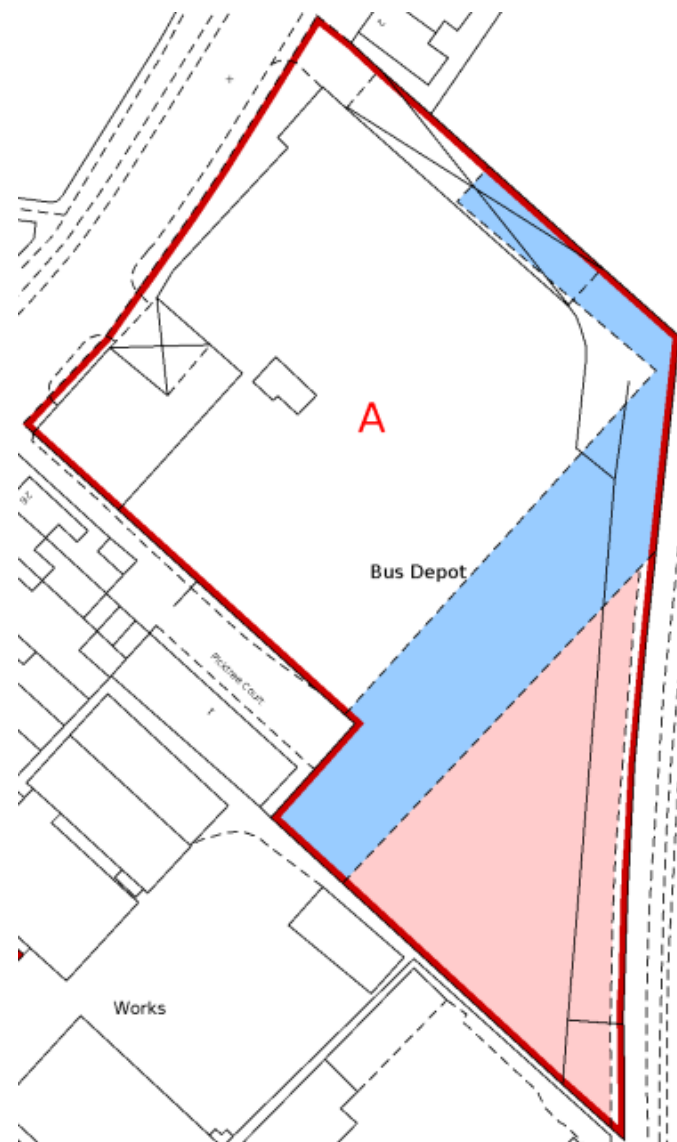
Address	Description	Rateable Value
Northern General Transport Ltd, Picktree Lane, Chester le Street, Co Durham, DH3 3SS	Bus Garage & Premises	£61,000

## LEGAL COSTS

Each party is to be responsible for their own costs incurred in the transaction.

## VAT

All figures quoted are exclusive of any VAT that may be payable. The property is elected to tax.





## PROPOSAL

We are instructed to seek offers in excess of **£1,950,000** for our client's freehold interest.

## PROMOTIONAL VIDEO

Click [HERE](#) to be diverted to our promotional video hosted by YouTube.

## AML REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## VIEWING

Strictly By appointment through George F White LLP (incorporating Johnson Tucker LLP). For more information please contact:

**Kristian Sorensen MRICS**

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Email: [kristiansorensen@georgefwhite.co.uk](mailto:kristiansorensen@georgefwhite.co.uk)



### Conditions under which these particulars are issued

All details in these particulars are given in good faith, but George F White LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that: -

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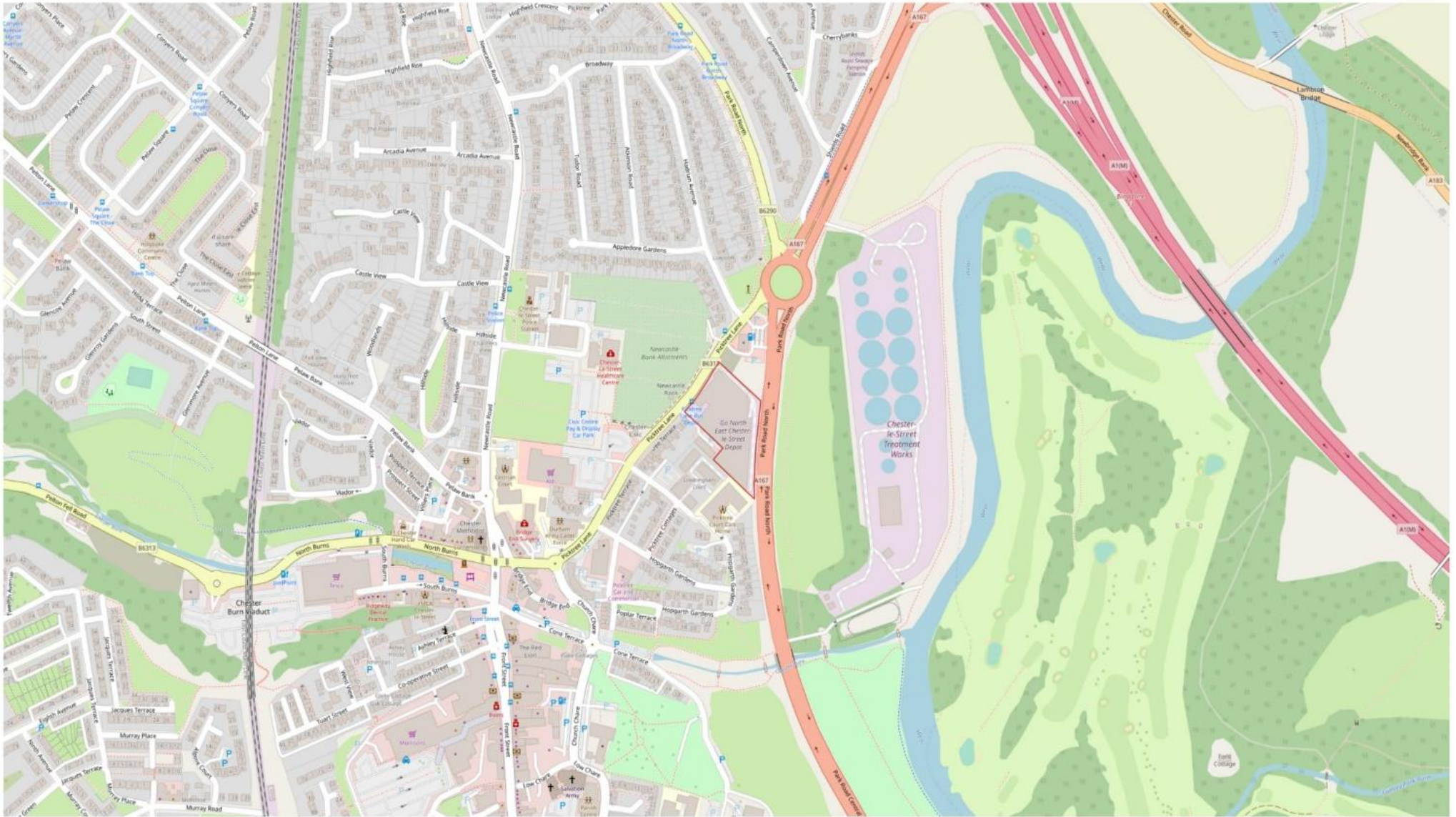
The statement does not affect any potential liability under the Property Misdescriptions Act 1991.

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