



## INDUSTRIAL FOR SALE

### THIRSTON GARAGE WEST THIRSTON, MORPETH, NE65 9QB

- Garage/warehouse
- Prominent position fronting the west side of the B6345
- Close proximity to the A1
- Hard standing recess for parking
- Well established business location
- Popular garage offering repairs, servicing and MOTs

**Offers exceeding £100,000**

Viewing strictly by appointment with the sole agent

#### KEY POINTS

<b>Tenure</b>	Freehold
<b>Size</b>	2,577ft <sup>2</sup>
<b>Rateable Value</b>	£6,200
<b>Service Charge(s)</b>	Not applicable
<b>EPC Rating</b>	Not Applicable

#### KEY CONTACT(S)

**Ocean Atkinson**

☎ 07545 920 905

✉ oceanatkinson@georgefwhite.co.uk

**Richard Johnson**

☎ 07880 386 612

✉ richardjohnson@georgefwhite.co.uk

## LOCATION

Felton is a village in Northumberland, North East England, approximately 8.9 miles south of Alnwick and 12 miles north of Morpeth. The nearest city, Newcastle upon Tyne, is 24 miles south of the village, and the Scottish border is 37 miles north.

Thirston Garage is highly visible, being on the west side of the B6345 on the southern outskirts of the village of Felton. The property is readily accessible to the A1 and links north to Alnwick and Berwick and south to Morpeth and Newcastle.

## DESCRIPTION

The property comprises a car repairs garage of steel frame construction with corrugated cladding to the walls under a metal pitched roof. The property has access to the front, with frontage to the B6345 and hard standing recess as a pull in, originally used for petrol filling purposes.

There is a small yard to the rear within which is contained by a wooden fence with gates access. Pedestrian access is provided to the rear yard to the side of the property. There is also a single storey building housing a WC with wash hand basin facility.

## ACCOMMODATION

The property includes the following gross internal areas:

Name	M <sup>2</sup>	Ft <sup>2</sup>
Garage	239	2,577
Internal office	13	135
<b>Total</b>	<b>239</b>	<b>2,577</b>

## TERMS

The property is available at an asking price exceeding £100,000. This sale does not include the business of Thirston Garage Ltd, which may be available by separate negotiation.

## TENURE

This property is held freehold through unregistered title. The Purchaser will be responsible for maintaining all boundary fences.

## RATING ASSESSMENT

The rating assessment currently appearing on the Valuation List is as follows:

Rateable Value	£
Shop and premises	£6,200

The Small Business Rate for the year 2022/2023 is 49.9 pence in the pound.

## ANTI-MONEY LAUNDERING

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.

## LEGAL COSTS

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

## ENERGY PERFORMANCE

The property is unheated and is therefore exempt from an EPC rating certificate.

## VAT

All figures are exclusive of VAT where chargeable.

