



FOR SALE - Self Contained Industrial / Retail Site With Extensive Secure Yard

Tyneside Leisureworld, Portobello Road, Birtley, DH3 2SN

Naylors 
Gavin Black
Commercial Property People

- Detached industrial / Retail unit
- 13,647 sq ft (1,267.27 sq m)
- Over 2 acres of additional secure yard space
- Prominent roadside position
- Freehold

Location

The property is located on Portobello Road, also having frontage onto Penshaw Way, with this being part of the wider Portobello Industrial Estate. The Estate is considered a strategic location having quick and easy access to the A1(M) as well as A194(M). The Estate is an improving mixed use industrial estate, the property has good access and is prominent, situated opposite a newly built industrial park.

Newcastle City Centre is approximately 12.4 miles from the site, with Durham being 9.8 miles to the south and Sunderland 10.9 miles to the east.

Description

The property comprises a detached steel portal frame industrial unit with clad elevations and steel profile sheet roof, incorporating translucent skylights. The main warehousing area has been converted into a sales area and showroom, which benefits from part concrete flooring and a suspended ceiling including LED lighting. Just off the showroom and sales area is a flat roof extension

which contains offices and a WC block. To the rear of the property are workshops and stores, some of which are extensions of the main building and being of single skin construction. One roller shutter door serves the main warehouse area and measures 4.1 metres wide x 2.8 metres high. There is an additional concertina door to the rear serving the workshop area which measures 5 metres wide by 3 metres high. The single skin workshop bay extension to the rear also has an additional roller shutter door measuring 3.1 metres wide x 4.6 metres high. Lighting in the workshop and stores consists of a mixture of LED and fluorescent tube fittings.

Externally the property sits on an extensive secure site extending to circa 2.84 acres. The site is mainly laid to hardcore, with some areas of tarmac surface, and is boarded by metal palisade fencing with double gates providing access from Portobello Road.

Services

We understand the property benefits from mains supplies of electricity and water. Gas is supplied via on-site gas tanks. Interested parties are invited to make their own enquires in this respect.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the following GIA areas:

Description	m ²	ft ²
Rear Workshop Extension	58.79	632.82
Workshop 2	147.05	1,583
Workshop 3	136.26	1,467
Stores	60.16	654
Sales & Showroom Area	798.12	8,591
Offices & Amenity	66.89	720
Total:	1,267.27	13,647

Tenure

We understand the property is held by way of Freehold. There are two separate titles, being TY231012 and TY226476.

Quoting Terms

Our client is seeking offers over £1.1 Million exclusive for their Freehold interest.

EPC

Please contact Naylor's Gavin Black

Rateable Value

The current Rateable Value is £62,500 (April 2023)

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 be responsible for their own legal costs incurred in this transaction.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

Agents note

Our client wishes the site to be sold with a restrictive covenant, which will not allow any business to operate in the caravan, motorhome, or campervan sector. Or any related activities including the storage of caravans, motorhomes or campervans.

For further information please contact:

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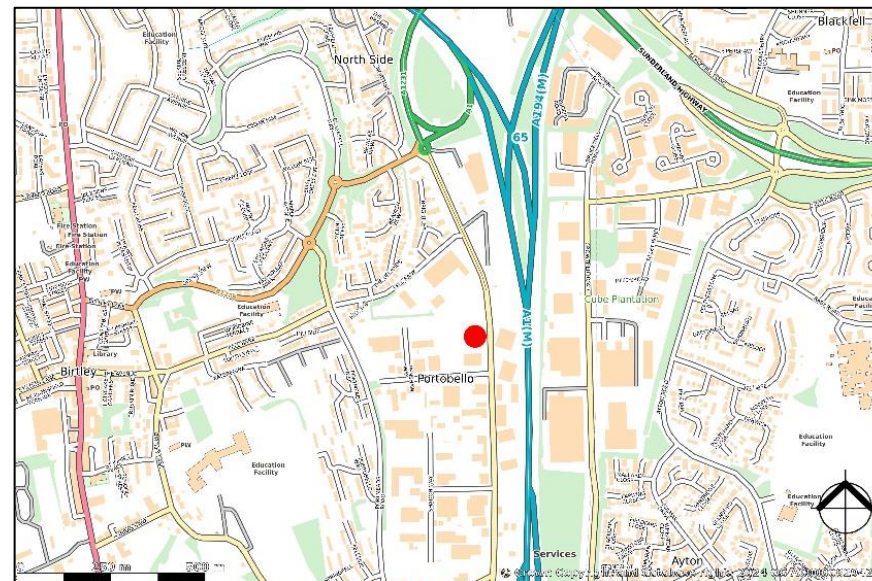
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