# for sale





#### FORMER AMBULANCE STATION, MASTERMAN PLACE, MIDDLETON-IN-TEESDALE, BARNARD CASTLE, CO DURHAM, DL12 0ST

- SELF CONTAINED WORKSHOP / GARAGE WITH OFFICE ACCOMMODATION SET WITHIN SECURE GATED YARD
- TOTAL GIA : 55.69M<sup>2</sup> (599 SQ FT)
- FREEHOLD
- UPON THE INSTRUCTIONS OF NORTH EAST AMBULANCE SERVICE FOUNDATION TRUST

#### LOCATION

The premises are located on Masterman Place, Middleton-in-Teesdale.

Masterman Place is accessed off Town End / California Row (B6282) which via the B6268 meets Barnard Castle circa 10 miles away. Road networks (A688 and A67) at Barnard Castle give good communication links throughout the region.

Middleton-in-Teesdale is a small market town offering all main services and amenities. The surrounding area is principally residential with a mixture of commercial and leisure uses close by on the high street.

The exact location is shown on the attached plan.

#### DESCRIPTION

The property comprises of a former Ambulance station with secure gated yard. Internally the property offers a garage / workshop with store / office / WC facilities and kitchen.

Externally the premises sit within a stone walled & fenced secure tarmacadam yard area accessed via gates onto Masterman Place.

The workshop / garage is fitted to a basic standard offering an average minimum internal eaves height of 3.3m, with vehicular access via an automatic roller shutter. Adjacent to the garage is a single office with rear stores / WC and kitchen facility.

#### ACCOMMODATION

From our onsite measurements the building comprises the following approximate areas:

Workshop	30.96 m <sup>2</sup>
Office / Store / WC	24.73 m <sup>2</sup>
TOTAL GIA	55.69 M² (599 SQ FT)

TOTAL SITE AREA 0.03 HA (0.07 ACRES) OR THEREABOUTS

#### SERVICES

We understand that all main services are connected to the property.

All interested parties should satisfy themselves in respect of these services.

### **RATEABLE VALUE** It is understood that the property has a current RV of £1,125.

We recommend that all interested parties should make their own enquiries regarding the Rateable Value.

#### TENURE

Freehold

#### PRICE

Seeking offers in the region of £75,000, Subject to Contract.

ENERGY PERFORMANCE CERTIFCATE Upon request.

#### **LEGAL COSTS**

The purchaser will be responsible for the Vendors reasonable legal fees involved with this transaction.

#### VAT

All prices quoted are exclusive of VAT at the prevailing rate.

#### VIEWING

By prior appointment with Frew Pain & Partners, contact:

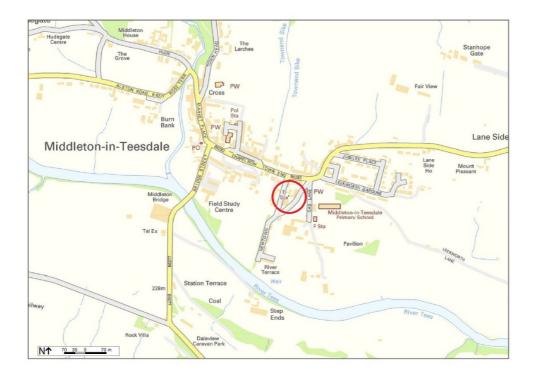
James E F Pain Tel: 07841 871710 Email: james.pain@frewpain.co.uk

August 2016

#### www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk

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Frew Pain & Partners, Collingwood Buildings, 38 Collingwood St, Newcastle upon Tyne, NE1 1JF



# Map InformationScale1:7500Date:04/07/16Reference0rder No:0rder No:1701628



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## www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk

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