



**Lambert  
Smith  
Hampton**

**0191 232 6291**

# **For Sale**

**Industrial**

## **Secure Yard/Development Site**

**6 Hetton Lyons Industrial Estate, Hetton-le-Hole, Houghton-le-Spring, DH5 0RH**



- 0.65 Ha (1.61 Acre) Site
- Consent for waste recycling centre
- Potential for other employment uses (stp)
- Good access to A19/A1 via A690

**Lambert Smith Hampton**

Second Floor, 41-51 Grey Street, Newcastle Upon Tyne NE1 6EE T +(0)191 232 6291

## 6 Hetton Lyons Industrial Estate, Hetton-le-Hole, Houghton-le-Spring, DH5 0RH

### Location



The site is located on Parkgate to the rear of the Hetton Lyons Industrial Estate which is accessed off the B1285 Colliery Lane, a short distance from the A690 Durham Road, and provides links to the A1(M) 5.5 miles to the west and the A19 4.5 miles to the east.

Nearby occupiers include Décorpanel, Mabey UK Hire and JT Dove, Sunters and James Jones & Sons.

### Description

A level rectangular concrete yard/site of approximately 0.65 hectares (1.61 acres) accessed via four double entrance gates from Parkgate. It has the benefit of a clean and clear February 2020 environmental site investigation report that is approved by both the Environmental Agency and Sunderland City Council. A copy of the planning decision notice for the waste recycling centre can be made available to interested parties.

The site has the potential to be used for alternative employment uses subject to planning and other necessary consents.

### VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

### Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

### Business Rates

Currently has £0 business rates with full relief (empty and clear site).

### Terms

This offers a rare opportunity to acquire a secure surfaced freehold yard/site with development potential and we are seeking offers in excess of £400,000 for the benefit of our Client's Freehold Interest.

### Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

### Andrew Wright

Lambert Smith  
Hampton **0191 338 8320**  
awright@lsh.co.uk

23rd March 2020

**Lambert  
Smith  
Hampton**

**0191 232 6291**

#### © Lambert Smith Hampton

Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that:

- (i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract.
- (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.
- (iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all.
- (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.
- (v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH.
- (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.