



Michael Steel & Co
PROPERTY CONSULTANTS

**On behalf of the Administrators of
Superior Meat Processors Ltd**

FOR SALE

FIRE DAMAGED INDUSTRIAL PREMISES ON LARGE SITE

**UNIT 3A GRESLEY ROAD,
SOUTH WEST INDUSTRIAL ESTATE,
PETERLEE, SR8 2LU**

2,109m² (22,702 sq ft) on 2.14 acres or thereabouts



- Extensively fire damaged semi detached industrial building and processing facility
- Conveniently located 11 miles from both Sunderland and Durham
- Situated on a substantial site extending to 0.87 ha (2.14 acres) or thereabouts currently generating £10,800 per annum exclusive

0113 2348999

Location

The subject premises are situated on South West Industrial Estate being accessed off Gresley Road. The property is adjacent the A19 dual carriageway on a substantial industrial estate.

Peterlee is served by the main A19 which links to Sunderland to the north and Hartlepool to the south. Both Sunderland and Durham are positioned approximately 11 miles from Peterlee.

Description

3a Gresley Road comprises a part demolished part fire damaged semi detached industrial facility with processing unit and adjoining two storey offices. The premises are extensively damaged and are likely to require demolition and/or reconstruction.

We understand the original premises were constructed in the 1980s being steel portal framed with block lower elevations and insulated metal cladding. The roofs were pitched metal clad incorporating Perspex roof lights (the roof has been removed and cleared).

The adjacent yard/driveway is part concrete part loosely surfaced which previously provided a car park to the front and yard to the rear.

Total site area **0.87 ha (2.14 acres) or thereabouts**

Accommodation

Unit 3a Gresley Road 2,109.04m² (22,702 sq ft)

The premises previously offered food processing and warehouse space along with ancillary office accommodation prior to been extensively fire damaged.

Gross Internal Floor Area **2,109m² (22,702 sq ft)**
(pre-fire)

Services

We are advised all main services including electricity, gas, sewer drainage and water were connected to site along with ancillary appliances. However we have been unable to test any of the services or appliances and therefore we are unable to comment as to their condition or capacity.

EPC

Prior to the building being extensively fire damaged, the EPC rating was E.

Non Domestic Rating

Prior to the premises being fire damaged and removed from rating we understand the site's RV was:-

Workshop & Premises RV £69,000

The National Uniform Business Rate for 2021/22 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Planning

We understand the premises benefit from an existing industrial use.

Prospective purchasers should satisfy themselves with regard to all planning and rating matters direct with the Local Authority.

Lease Terms

We understand the premises are subject to a lease to Serius Foods Ltd – Company No 12544119 - for a period of 50 years from 10 February 2021 at a rent of £10,800 per annum exclusive.

The lease does include a landlord and tenant option to determine with 6 months prior notice to 19 February 2040. The rent is subject to review upon every 5 years from the commencement date.

Price

Seeking offers.

VAT

All rents and prices are quoted exclusive of VAT.

Legal Costs

Each party to be responsible for their own reasonable legal costs incurred in the completing of a sale.

Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael

Tel: 0113 234 8999
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Our Ref: 3188/A/M
October 2021

Subject to Contract



Michael Steel & Co
PROPERTY CONSULTANTS

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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.