



**ADDISONS**  
PROPERTY • RURAL • VALUATION

# Gladstone House

1 Gladstone Street,  
Crook, DL15 9ED



## FOR SALE OR TO LET

- Office accommodation
- 323.3m<sup>2</sup> (3,478ft<sup>2</sup>)
- Market town
- Good location
- Car parking
- Alternative use potential

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## LOCATION

The property is situated at the junction of Gladstone Street and North Terrace a short distance from the marketplace and the main retail area. Nearby occupiers include Greggs, Boots and Co-op. Lidl and Aldi supermarkets are also present. Crook is a market town situated approximately 9 miles (15km) southwest of Durham and 5 miles (8km) northwest of Bishop Auckland.

**What3words:** unfit.topics.stump

## DESCRIPTION

The property comprises a two-storey office building with masonry walls and pitched, tile covered roofs. There is a car park attached to the side of the building.

Subject to the necessary consents it may be suitable for redevelopment and alternative use or a mixed-use scheme. It is located in the Conservation Area but is not a Listed Building.

## ACCOMODATION

The property extends to approximately 323.3m<sup>2</sup> (3,478ft<sup>2</sup>) – area taken from Valuation Office Agency website.

## GROUND FLOOR

Entrance Vestibule - 2.41m x 1.45m  
Reception office - 4.84m x 5.99m  
Office One - 4.75m (plus bay) x 3.95m  
Inner Office - 5.21m x 4.45m  
Office Two – 3.26m x 2.28m  
Office Three – 2.72m x 4.02m  
Kitchen – 1.59m x 2.18m  
Lobby  
WC – 1.59m x 0.82m  
Store Room One – 7.89m x 2.73m  
Rear Corridor  
Inner Office Four – 7.03m x 4.43m  
Store Room Two – 2.98m x 5.84m  
Store Room Three – 5.20m x 1.23m

## FIRST FLOOR

Landing  
Office Five – 4.22m x 4.85m  
Store Room Four – 1.46m x 3.42m  
Office Six – 4.32m x 3.87m  
WC's - Ladies WC – 1.39m x 1.35m  
Mens WC – 1.42m x 1.38m  
Store – 1.38m x 0.93m  
Office Seven – 7.70m x 6.86m  
Office Eight - 5.01m x 4.09m  
Store Room Five – 1.42m x 1.65m  
Office Nine – 4.58m x 3.72m  
Office Ten – 4.44m x 4.00m

## EXTERNAL

Car park to accommodate 4-5 vehicles.

## SERVICES

All mains services are connected. It is heated by a gas-fired boiler and central heating radiators with some additional wall mounted electric heaters.

## TENURE

The property is freehold with vacant possession available on completion.

## METHOD OF SALE

The property is offered for sale by private treaty. All interested parties are advised to register their interest so they can be advised on how the sale will be concluded.

## LEASE

The property is also available to rent under a full repairing and insuring lease at an initial commencing rent of £21,000 per annum.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Efficiency Rating is D84.

## BUSINESS RATES

The valuation Office Agency website lists the rateable value with effect from April 2017 at £12,000. The use is described as office and premises. Interested parties should confirm the Rateable Value and the rates payable with the Local Rating Authority.

## COSTS

Each party is to bear their own costs.

## VAT

Any references to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise and any offer received will be deemed to be exclusive of VAT.

## LEGAL FORMALITES

Exchange of contracts will take place as soon as possible, but in any event no later than the expiry of 8 weeks from instruction of solicitors, with completion 7 days thereafter.

## VIEWINGS

By appointment through the agent.

## LOCAL AUTHORITY

Durham County Council, County Hall, Aykley Heads, Durham DH1 5UL. Telephone 0300 026 0000

## EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way, drainage, water courses, light and other easements, quasi or reputed easements and rights of adjoining landowners (if any) affecting the same and all matters registerable by any competent authority pursuant subject to statute.

## BROCHURE

Photographs taken October 2022.  
Brochure prepared October 2022.

## PRICE

**For Sale OIRO £170,000**

**To Let £21,000 p.a.**



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