



Legion Garage, Rear of 83 High Street, Tow Law, DL13 4DW
£850 Per Calendar Month

**Vickers
& Barrass**
— Est. 1973 —
Land and Estate Agents

Conveniently situated secure premises suitable for a variety of uses.

- Mains Electricity
- Outdoor Water Supply
- CCTV Inside & Out
- Inspection Pit
- Convenient Location
- Ideal Storage/ Lockup
- Gross Site Area Approx 255.40m²

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www.vickersandbarrass.co.uk

LOCATION

Tow Law is a small town in County Durham, situated alongside the A68 which runs between Darlington and Scotland. The town is a quiet rural community surrounded by open countryside. There is a range of local amenities including a small supermarket, convenience stores, butchers, and primary school. A wider range of shopping and recreational facilities can be found locally at Crook, Bishop Auckland, Durham and Consett. Tow Law is around 10 miles west of Durham City and 6 miles south of Consett.

What3words rosier.edits.baker

DESCRIPTION

Legion Garage is conveniently situated to the rear of 83 High Street, Tow Law. The garage itself is a secure building with an approximate internal area of 106.45m² which would be ideal for a range of uses. The garage is accessed via a sliding door entrance leading into the workshop space, there is a vehicle inspection pit together with a vehicle lift — this has not been tested and interested parties should make their own



investigations as to its operation and compliance.

There is CCTV installed both internally and externally.

Externally, there is a yard extending to approximately 149.02m² which is ideal for either parking or storage, this is secured by a double opening metal gate.

SERVICES

The property is served by mains electricity and water, although the only water supply is currently outside. There is no WC onsite.

BUSINESS RATES

The property is currently registered as a garage premises for the purposes of business rates. Interested parties should make their own enquiries as to the rateable value at www.gov.uk/business-rates.

ENERGY PERFORMANCE CERTIFICATE

This premises is exempt from an EPC on the basis that it contains no fixed heating, and is classified as a "small workshop with low energy demand".



MATERIAL INFORMATION

It is understood that the property has access to moderate broadband available for connection and has good mobile phone signal in the area. We would advise prospective tenants to perform their own due diligence in respect of availability.

With reference to data from the Environment Agency's Flood Warning Information Service there is a very low risk of flooding from surface water, rivers and sea.

INFORMATION FOR TENANTS

The property is available on a 3 year Business Tenancy, on a Full Repairing and Insuring basis; further details of the lease are available upon request.

In addition to the monthly rent you will be required to pay a deposit which is equivalent to one month's rent. Payments to other third parties, such as Business Rates and utilities will be the responsibility of the tenants. The tenants are responsible for insuring their own personal possessions and contents of the property.



DURING THE TENANCY

Additional tenant charges may apply as per the issued tenancy agreement, for items such as replacement or loss of keys or interest on overdue rent.

TENANTS PROTECTION

Vickers and Barrass are members of the Tenancy Deposit Scheme (TDS) which is a client deposit money scheme, we are also a member of NAEA Propertymark. For further information of membership please contact the agent direct.

REFERENCES

The landlords' agents may take up references through a referencing company at no cost to the applicant. The obtaining of references is not a guarantee of acceptance.

COMMENCEMENT

The property is available for immediate occupation. A tenancy must commence within one month of the agent receiving suitable references. The first month's rent and deposit must be made by cleared funds before the commencement date.

COSTS

Each party is to bear their own costs.

VIEWINGS

Please contact Vickers & Barrass Tow Law office on 01388 730095 to arrange a viewing, which are strictly by appointment only.

LOCAL AUTHORITY

Durham County Council

www.durham.gov.uk

03000 26 0000

NOTES

Particulars prepared – March 2026

Photographs taken – March 2026

PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending tenants, all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility.

Any application for this property will be taken as an admission by the intending tenants that they have relied solely upon their own personally verified information, inspection, and enquiries.

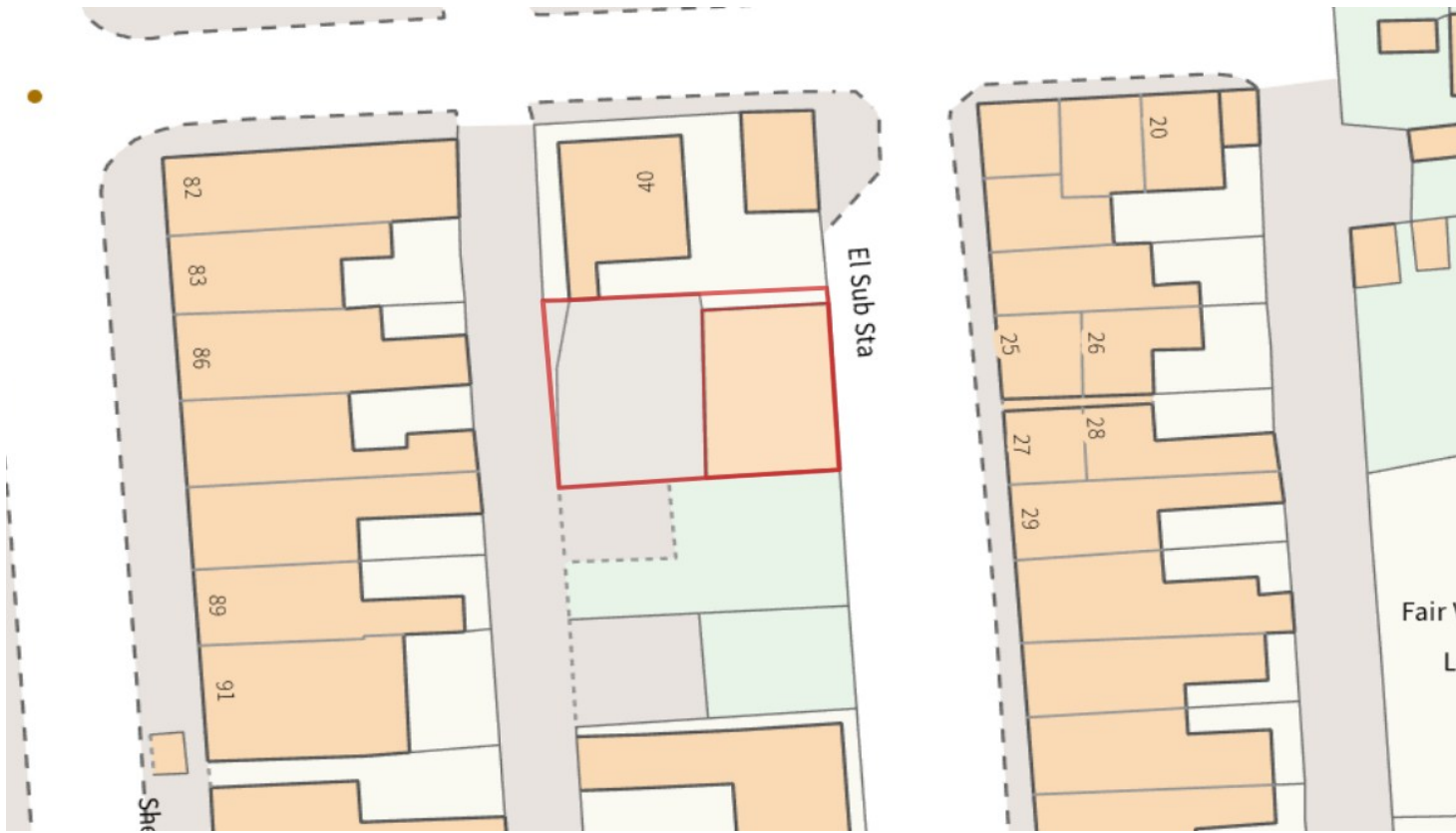
No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the landlord of this property.

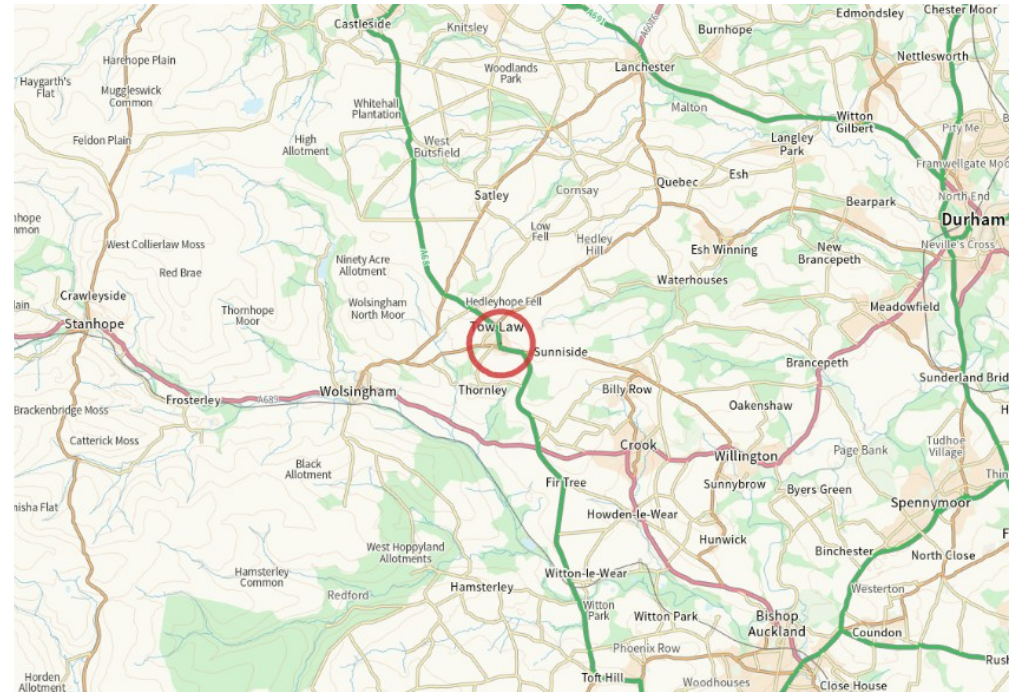
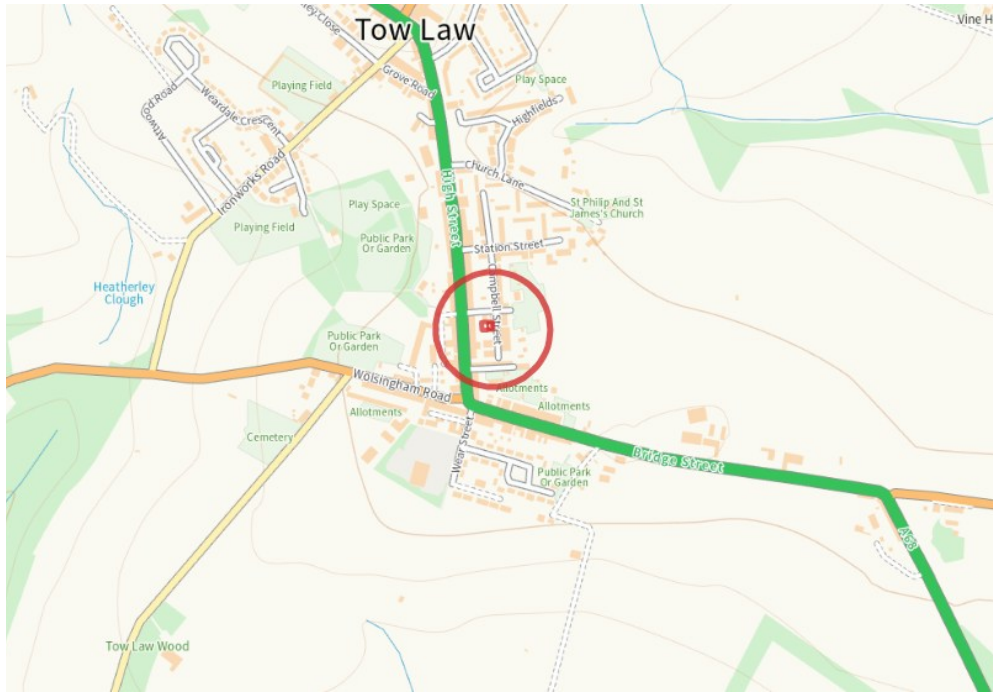
The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

The particulars have been prepared in accordance with the Business Protection from Misleading Regulations to give a fair overall view of the property.

The Landlord reserves the right to generally amend the particulars or method of let.







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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