



## 36-38 King Street

, Spennymoor, DL16 6QJ

**Offers in excess of £120,000**

A SPLIT USE INVESTMENT OPPORTUNITY LOCATED WITHIN THIS BUSY THROUGH ROAD WITHIN SPENNYMOOR, CLOSE TO SCHOOLS AND A MAIN BUS ROUTE WHICH ENSURES A GOOD LEVEL OF FOOTFALL / THE PROPERTY COMPRISES OF A FORMER BEAUTY SALON TO THE GROUND FLOOR, WHICH HAS AN OPEN PLAN DOUBLE SIZED ROOM TO THE FRONT AND 3 ADDITIONAL ROOMS (AS WELL AS KITCHEN AND WASH AND W.C. FACILITIES) TO THE REAR WHICH COULD BE SUBLET TO BRING IN AN ADDITIONAL INCOME / THERE IS A SEPARATE ENTRANCE FROM KING STREET UP TO A FIRST FLOOR TWO BEDROOM MAINSONETTE, WITH TWO EN-SUITES, WHICH SHOULD GENERATE A SECONDARY INCOME OF AROUND £450-500 PCM / AN IDEAL INVESTMENT FOR A HANDS ON BUSINESS OPERATOR OR AN INVESTOR (POTENTIAL TO CONVERT FROM COMMERCIAL TO RESIDENTIAL DOWNSTAIRS COULD BE CONSIDERED DUE TO THE LAYOUT - SUBJECT TO RELEVANT PLANNING CONSENTS) / THE PREMISES ARE NOW FULLY VACANT TO NOT SCUPPER ANY POTENTIAL BUYERS PLANS

- Apartment EPC RATING.. E
- Ground Floor Shop EPC Rating.. F
- Council Tax band for First Floor Apartment.. A

### Viewing

Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.





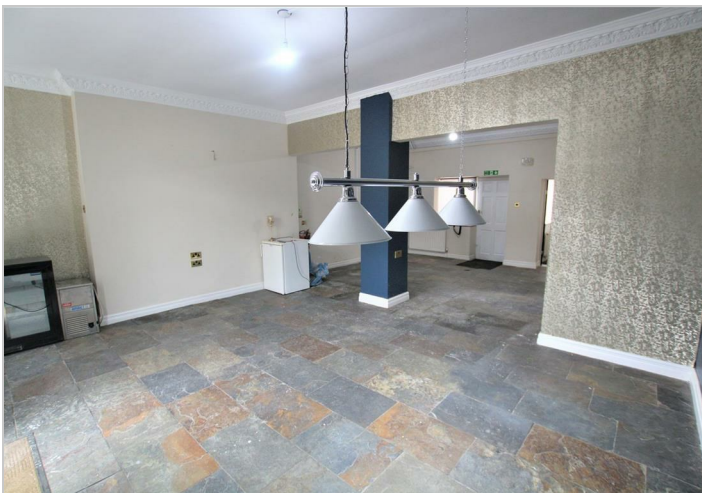
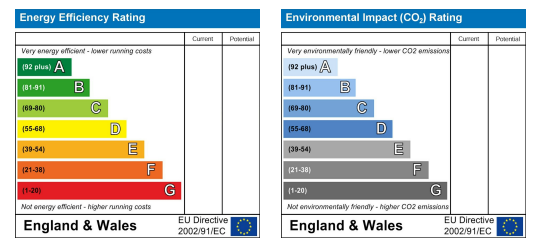
## Floor Plan



## Area Map



## Energy Efficiency Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

329 Linthorpe Road, Middlesbrough, TS5 6AA

Tel: 01642 063352 Email: [info@progression-lettings.co.uk](mailto:info@progression-lettings.co.uk) <https://www.progression-property.co.uk>