



## 9/11 Front Street | Stanley | Co. Durham | DH9 0JE

Freehold mixed-use property with vacant possession. A substantial mixed-use freehold property offered with vacant possession and held under a single title. The premises include a ground floor commercial unit, two spacious upper floor flats, an integral garage, and an enclosed rear yard. The commercial unit fronts the main street and was previously run as a café, complete with a commercial kitchen. Flat one is set over two floors and comprises a large lounge, kitchen/diner, shower room, and two bedrooms. Flat two is accessed from the rear includes a lounge, kitchen, bathroom, and two bedrooms on the second floor. Requiring some refurbishment, the property offers strong investment potential, with an estimated rental income of approximately £20,400 per annum (£12,600 from the flats and £7,800 from the commercial unit).

## Offers In Region Of £130,000

- Ideal investment opportunity
- Mixed commercial and residential
- Potential total income of £20,400 pa
- A deceptively spacious building
- To be sold under one title



## Property Description

### FORMER CAFE

Access into the café from the high street with electric roller security shutters and uPVC glazed windows to the front. Fire and burglar alarm with CCTV security system.

### CUSTOMER SITTING AREA

19' 1" x 18' 2" (5.83m x 5.55m) Four radiators installed.

### SERVICE COUNTER AREA

14' 10" x 13' 11" (4.54m x 4.25m)

### CUSTOMER TOILET

WC, wash basin, radiator, electric hand dryer, uPVC double glazed window.

### KITCHEN

16' 0" x 13' 9" (4.90m x 4.21m) Food preparation area fitted with the owners own cooking equipment which is not included in the sale price. uPVC double glazed window.

### SMALL STORAGE AREA WITH CUPBOARD

9' 7" x 3' 2" (2.93m x 0.98m)

### STORAGE ROOM

9' 7" x 5' 2" (2.93m x 1.58m) Storage area with steps down to a large storage room.

### LARGER STORAGE ROOM

12' 7" x 11' 5" (3.86m x 3.50m) Security door open to the rear yard to give access for deliveries.

### YARD

The rear yard is block paved with high level double wrought iron gates and enclosed by a brick wall. There are steps down to the cellar and smaller storage rooms.

### CELLAR

19' 11" x 14' 0" (6.08m x 4.27m) Security door gives access to the cellar which has lighting installed. There are two water tanks installed, one for the hot water and the other to heat the Café radiators.

### ENERGY EFFICIENCY

EPC rating D (87). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

### FLAT A

At present the electricity supply is shared with the retail unit.

### ENTRANCE LOBBY

Access via a door with security shutter from the high street. Tiled floor, staircase to the first floor landing.

### LANDING

Spacious landing with newel post and spindle staircase leading to the second floor, uPVC double glazed window to the front elevation. Built-in storage cupboard, electric radiator. Fire and burglar alarm installed.

### LOUNGE

15' 8" x 13' 5" (4.80m x 4.11m) Feature fireplace with electric fire, electric radiator, hard-wired smoke alarm, uPVC double



glazed window.

#### KITCHEN/DINER

15' 4" x 13' 2" (4.69m x 4.02m) A spacious room with electric cooker point, plumbed for washing machine, uPVC double glazed window.

#### SHOWER ROOM

7' 3" x 6' 11" (2.22m x 2.13m) Shower cubicle with electric shower, PVC panel splash backs, vanity unit with wash basin, WC, electric radiator, ceiling extractor fan.

#### SECOND FLOOR

Landing, newel post and spindle staircase, built in storage cupboard.

#### BEDROOM 1 (TO THE FRONT)

17' 6" x 8' 6" (5.35m x 2.60m) Velux window, built-in storage to eaves.

#### BEDROOM 2 (TO THE REAR)

10' 0" x 9' 3" (3.07m x 2.82m) Velux window.

#### HEATING

Via electric radiators.

#### ENERGY EFFICIENCY

EPC rating E (39). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

#### FLAT B

#### ENTRANCE LOBBY

Access via the rear yard with uPVC door. Entrance lobby with staircase to the first floor landing.

#### FIRST FLOOR LANDING

Glazed lockable door to the inner flat landing. Landing has a built in storage cupboard, split level stairs to an upper landing. Burglar alarm installed.

#### LOUNGE

22' 10" x 13' 3" (6.97m x 4.06m) A spacious room with feature fireplace and log effect gas fire, two uPVC double glazed windows, two radiators and wall lighting.

#### UPPER LANDING

Split level stairs to the second floor.

#### KITCHEN/DINER

16' 2" x 12' 11" (4.94m x 3.96m) A generous sized room fitted with a range of wall and base units, complimentary work surfaces with matching splash backs, slot in electric oven with extractor over, sink and drainer, plumbed for washing machine, under bench space for fridge, freezer and dryer, cupboard housing the gas combi central heating boiler, uPVC double glazed window, radiator.

#### BATHROOM

9' 8" x 8' 0" (2.95m x 2.44m) Shower cubicle with tiled splash backs, curved panel bath, pedestal wash basin, WC, half tiled





walls and tiled flooring, towel radiator, uPVC double glazed window.

## SECOND FLOOR

Landing, with fire escape window on to a roof top balcony area, radiator.

## BEDROOM 1

13' 6" x 13' 1" (4.14m x 3.99m) uPVC double glazed window, radiator.

## BEDROOM 2

16' 3" (maximum) x 9' 3" (maximum) (4.96m x 2.82m) uPVC double glazed window, radiator.

## HEATING

The retail unit and flat A has no form of gas heating, flat B has gas fired central heating via combination boiler and radiators.

## GARAGE

18' 1" x 13' 6" (5.52m x 4.14m) An integral single garage with electric roller door access from the rear laneway, security access door into the garage from the yard.

## ENERGY EFFICIENCY

Retail Unit EPC rating D (87), Flat A E (39), Flat B D (66) .

Please speak to a member of staff for a copy of the full Energy Performance Certificate.

## UTILITIES

The property is connected with a mains gas, water and electricity supply and is connected to the mains drainage. Please note that the retail unit and Flat A currently share an electricity supply.

## TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

## COUNCIL TAX

Both flats are in Council Tax band A.

## AGENTS NOTE

Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm.





## Tenure

Freehold

## Council Tax Band

Both flats are in Council Tax band A

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

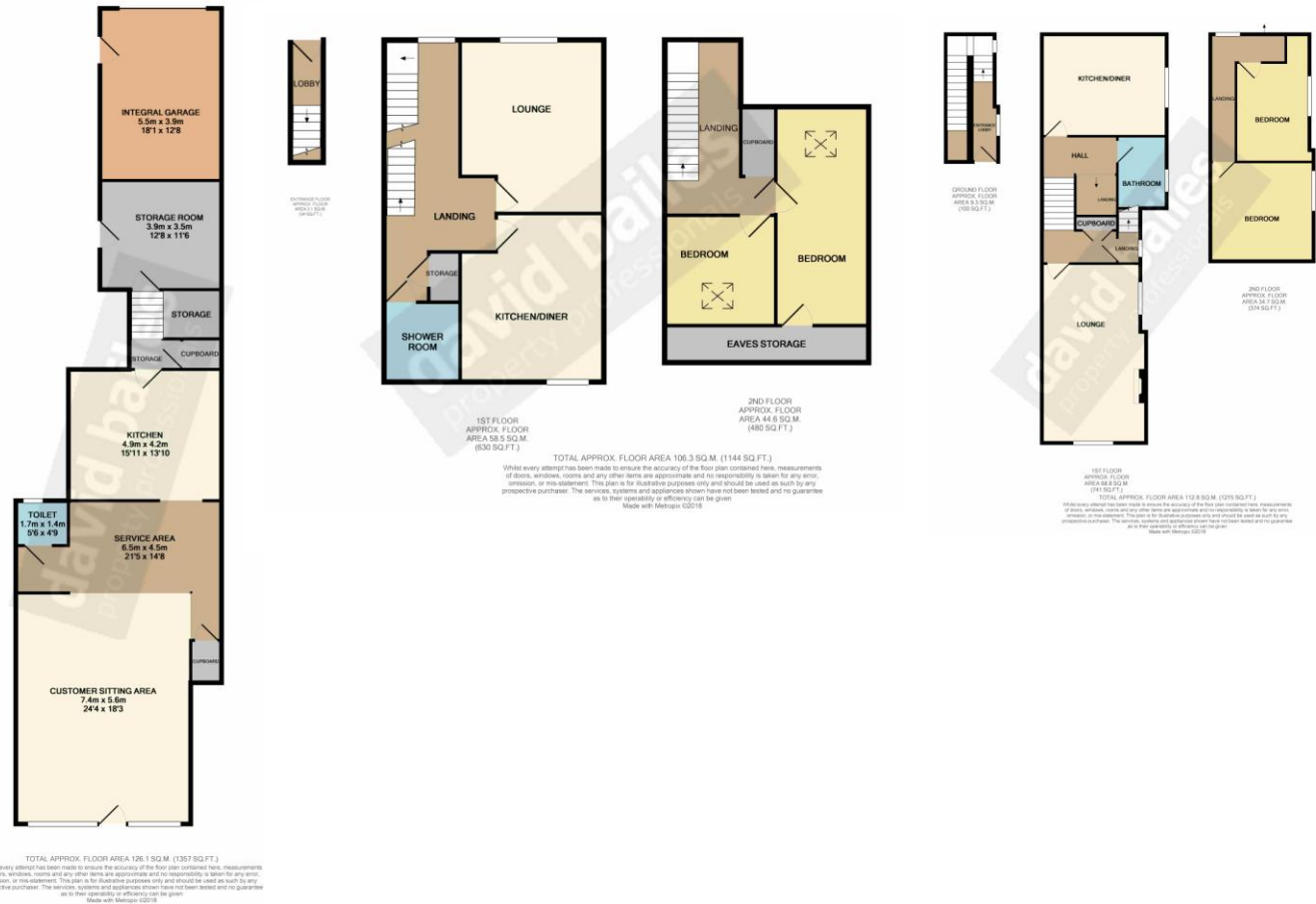
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### Energy Performance Asset Rating

More energy efficient

**A+**

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

**87** This is how energy efficient the building is.

[www.EPC4U.COM](http://www.EPC4U.COM)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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