

Peter Clark

Property Services Ltd.



5 Main Street, Ferryhill, DL17 8LA

£54,950

A vacant two storey double fronted freehold shop unit which occupies a prominent location in the busy town centre of Ferryhill. The accommodation comprises a front office / retail space, kitchen area and WC facilities with the first floor split into two offices and a useful storage area. The premises are on a busy pedestrian thoroughfare and is highly visible to passing traffic.

Ground Floor

**Entrance 24'3 15'0 maximum measurements
(7.39m 4.57m maximum measurements)**



Double fronted, aluminium double glazed entrance door, laminate flooring, ceiling spotlights, central heating radiator.

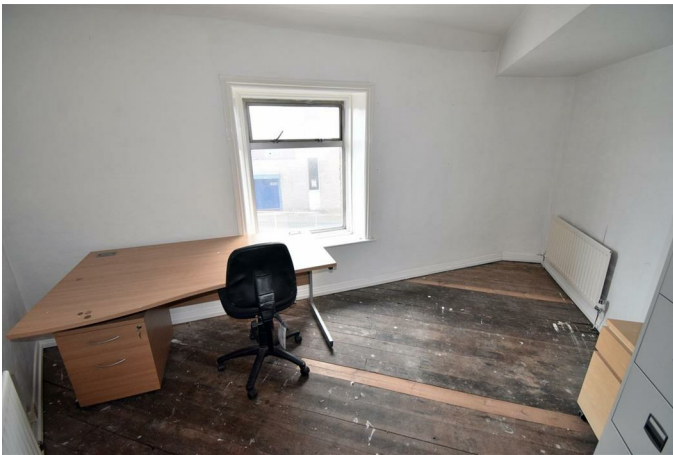
Rear Lobby

Has kitchen base units with sink unit, WC hand wash basin and central heating radiator. Staircase leading to first floor, under stairs storage and access to rear courtyard.

First Floor Landing

Has central heating radiator and over stairs storage.

Office 1 15'1 x 12'2 (4.60m x 3.71m)



Has central heating radiator.

Office 2 15'9 x 9'1 (4.80m x 2.77m)




Has wall mounted combination gas boiler and central heating radiator.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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