



Mixed Use Property

12-14 Front Street, Annfield Plain, Co Durham DH9 8HY

- Ground Floor Retail Unit & Five Bedroom Maisonette
- Retail Unit 857 sq. ft. (79.7 sq. m.)
- Maisonette 1,537.7 sq. ft. (142.8 sq. m.)
- Presented to a High Standard
- Excellent Investment Opportunity
- Suitable for a Variety of Uses
- Large Patio with Electric Roller Shutters

Auction Guide Price £180,000 +

For Sale by Auction. Live Online Auction, bidding starts Thursday 28th September 2023

Terms & Conditions apply, see website: www.agentspropertyauction.com

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Location

Annfield Plain is situated on the outskirts of Stanley in County Durham approximately 3.5 miles outside Durham City Centre. Front Street is the main through road and so benefits from excellent passing trade and footfall. There is ample on street parking directly outside the unit as well as private parking to the rear.

Description

We are delighted to offer to the market this mixed use property consisting ground floor retail unit and 5 bedroom maisonette over the ground, first and second floors. The property benefits from a large block patio area to the rear of the property with electric roller shutters.

The maisonette is finished to an excellent standard and currently rented out through Airbnb although it would a variety of other uses stpp.

The loft space has been fully boarded and offers good of storage space.

Area	Sq. ft.	Sq. m.
12 Front Street		
Ground Floor		
Retail Unit	857.7	79.68
14 Front Street		
Ground Floor		
Lobby	96.31	8.94
First Floor		
Kitchen	215.03	19.97
Living Room	252.41	23.44
Store	42.10	3.91
Bedroom	190.52	17.69
Bathroom	76.90	7.14
Second Floor		
Bedroom	127.71	11.86
Bedroom	212.66	19.75
Shower Room	38.55	3.58
Bedroom	213.36	19.82
Bedroom	72.20	6.70
Net Internal	2,395.45	222.5

Tenure

Freehold

Auction Guide Price

£180,000+

Auction

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Legal Pack

For a full legal pack on this property please contact: The Agents Property Auction: 01661 831360

Viewing

Strictly by appointment through this office

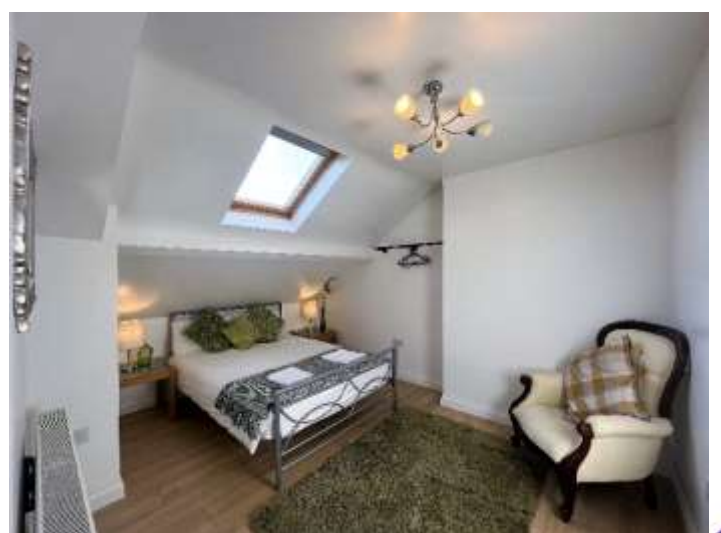
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Ref: H845 (Version 1)

Prepared: 22nd August 2023

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