



### Mixed Use Property

11/11a West Road, Annfield Plain DH9 7XA

- Ground Floor Retail Unit
- Main Road Position
- Rear Yard / Car Parking
- Excellent Passing Trade
- 2 Bedroom Flat & Two Bedsits
- Vacant Possession
- Floor Area 1,368.6 sq. ft. (127 sq. m.)
- Excellent Investment Opportunity

**Freehold £125,000**

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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 itself. 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 property as well as private parking to the rear.

## The Property

A mid terrace three storey property with pitched slate roof consisting ground floor retail unit and first floor 2 bedroom flat. The property also has two further self contained bedrooms with their own shower and W.C facilities, these are accessed from separate door to the front of the property.

## External

The property benefits from a large concrete yard to the rear of the property suitable for parking.

| Accommodation       | Floor Area    |                |
|---------------------|---------------|----------------|
|                     | Sq. m.        | Sq. ft.        |
| <b>Ground Floor</b> |               |                |
| Retail Unit /Store  | 49.37         | 531.41         |
| W/C                 | 2.35          | 25.29          |
| <b>First Floor</b>  |               |                |
| Living room/Kitchen | 22.13         | 238.20         |
| Bedroom             | 7.12          | 76.63          |
| Bedroom             | 9.24          | 99.45          |
| Shower Room         | 5.25          | 56.51          |
| <b>Second Floor</b> |               |                |
| Bedroom             | 16.96         | 182.55         |
| Bedroom             | 14.73         | 158.55         |
| <b>Total</b>        | <b>127.15</b> | <b>1,368.6</b> |

## Services

Mains gas, water and drainage, there is gas fired central heating on the upper floors.

## Tenure

Freehold

## Price

£125,000

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2024 Rating List entry is Rateable Value £4,650

## Council Tax

The Council Tax Band for the house is Band A

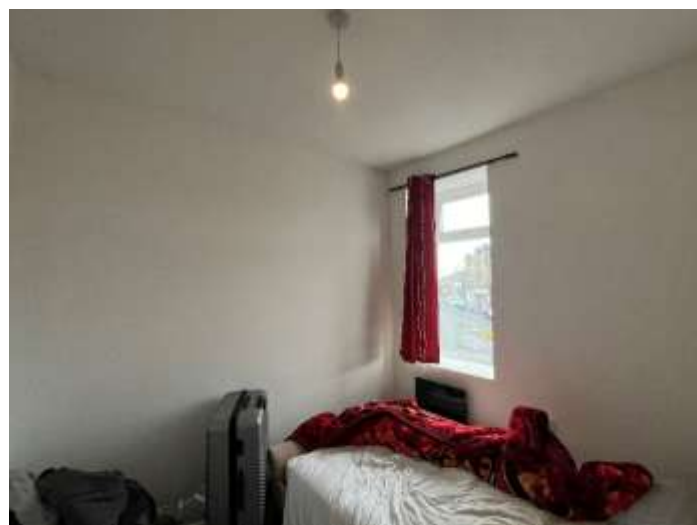
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