



### 3 Addison Street, Crook, County Durham DL15 9EG

- Two Storey Former Public House
- Prominent Town Centre Position
- Former Café /Public House
- New Flat Roof Recently Installed
- Excellent Investment Opportunity
- VAT Not Applicable
- Spacious Four Bedroom Flat
- Floor Area 277 sq. m. (2,983 sq. ft.)
- Suitable for Residential Conversion stpp
- Council Supports Planning Permissions
- Outside Decking Area

**Auction Guide Price: £99,950**

For Sale by Auction. Online Auction, Taking bids

Terms & Conditions apply, see website: [www.agentspropertyauction.com](http://www.agentspropertyauction.com)

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## Location

The property is located on the corner of Albert Street and Addison Street, just off Hope Street a bustling retail parade. Crook is a market town in County Durham situated circa 10 miles south west of Durham.

## The Premises

The property comprises an attractive corner two storey property under a pitched roof, consisting open plan ground floor with separate store area and ladies/gents W.C facilities. The first floor consists spacious 4 bedroom flat with large living room, kitchen, bathroom and shower room. The property also benefits from a spacious outside area with decking. Since purchasing the property in 2022 our client has made many improvements including renovation of the external facia, new flat roof and plastering the kitchen.

Area	sq. m.	sq. ft.
<b>Ground Floor</b>		
Café Area	121.9	1,312.12
W.C	6.35	68.35
W.C	8.34	89.77
Store	23.67	254.78
<b>Total G/F</b>	<b>160.26</b>	<b>1,725.02</b>
<b>First Floor</b>		
Living Room	26.60	286.32
Kitchen	14.79	159.19
Bedroom	19.52	210.11
Bedroom	17.89	192.56
Bedroom	13.03	140.25
Bedroom	14.79	159.19
Bathroom	6.48	69.75
Shower Room	3.76	40.47
<b>Total F/F</b>	<b>116.86</b>	<b>1,257.87</b>
<b>Basement</b>	<b>N/A</b>	<b>N/A</b>
<b>Total</b>	<b>277.12</b>	<b>2,982.89</b>

## Planning

The Principal Planning Officer (South West Area) of Durham County Council has recently emailed our client supporting the loss of the Public House.

## Tenure

Freehold

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2024 Rating List entry is Rateable Value £9,900

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

## Council Tax Band

Band A

## Auction Guide Price

£99,950

## Viewing

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## Auction

Online auction, taking bids, terms and conditions apply, see website [www.agentspropertyauction.com](http://www.agentspropertyauction.com)

## Legal Pack

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

## Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000 +VAT (total £2400) Auction Administration Fee. Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360 Terms and conditions apply see: [agentspropertyauction.com](http://agentspropertyauction.com)

Ref I028 (Version 3)  
Amended 08<sup>th</sup> August 2024



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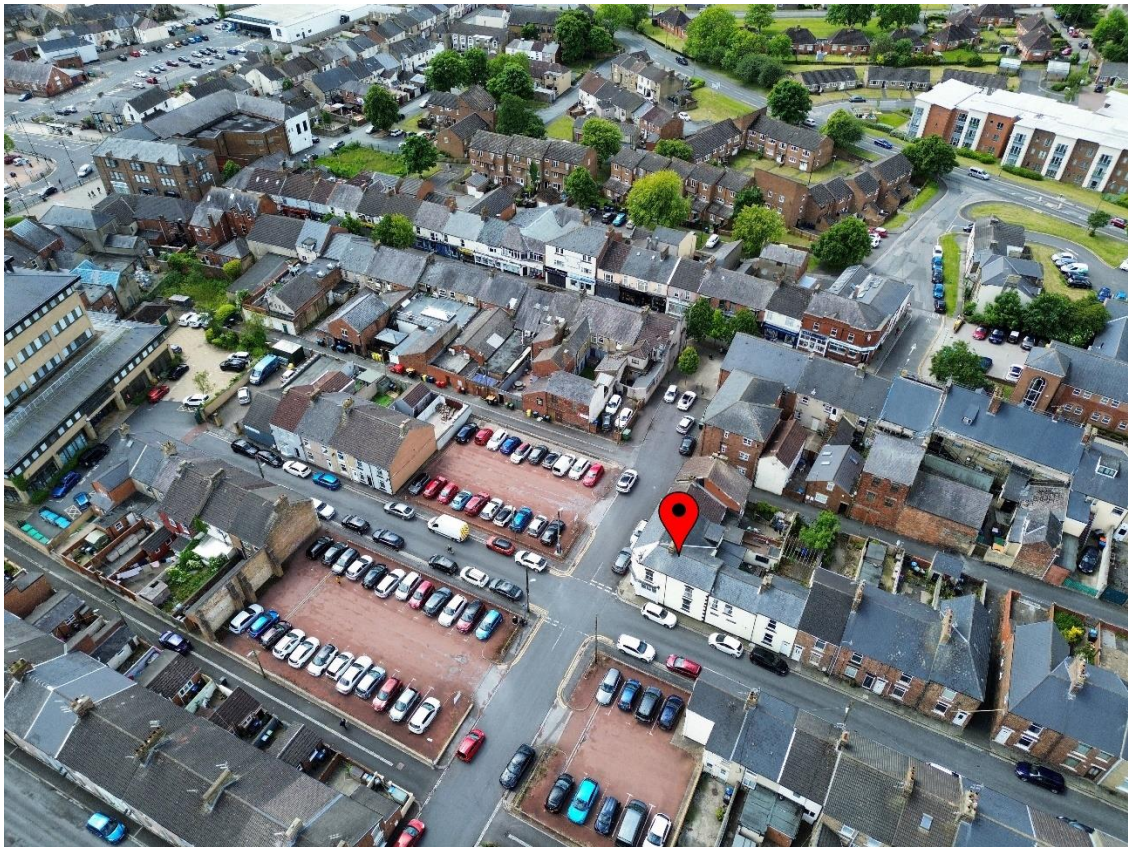
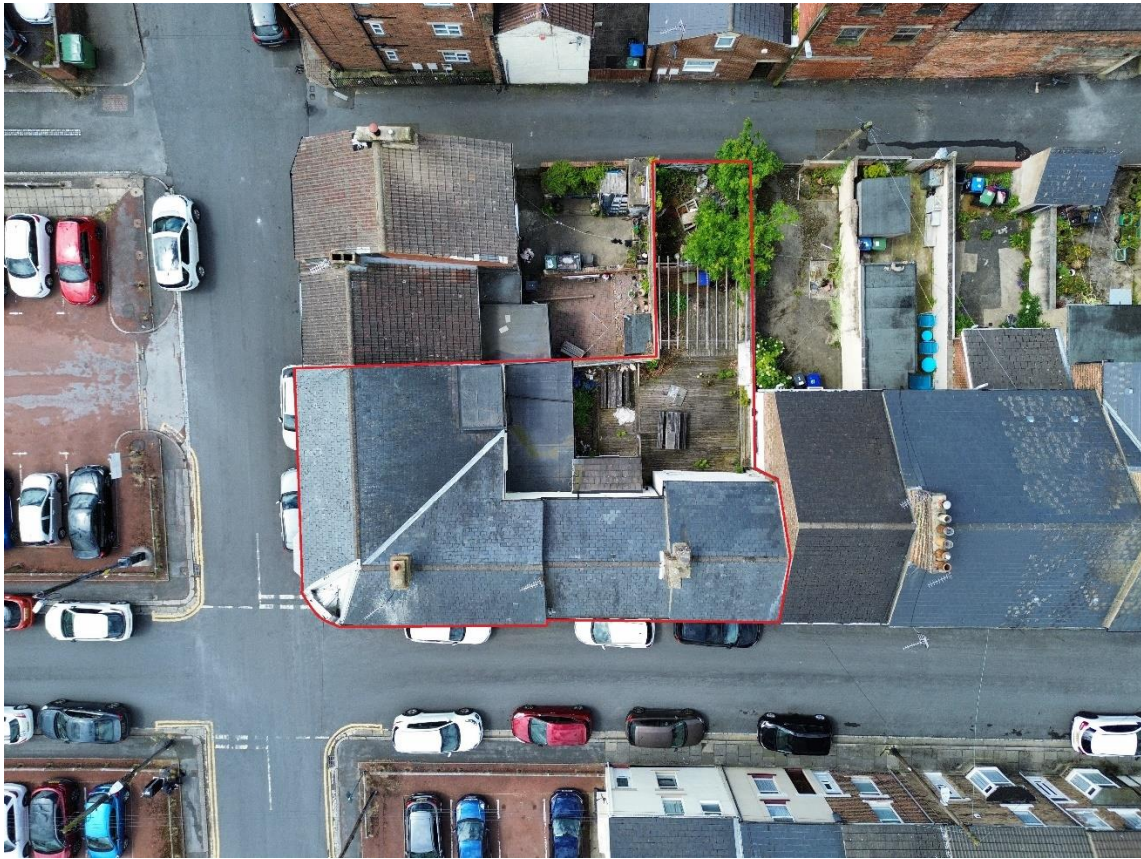


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