



11 West Road, Annfield Plain DH9 7XA

- Ground Floor Retail Unit
- Main Road Position
- Rear Yard / Car Parking
- Excellent Passing Trade
- Suitable for a Variety of Uses (stpp)
- Floor Area 51.72 sq.m. (556.7 sq.ft.)
- New Lease Terms Available
- Low/No Rates to Pay

Rent: £4,800 per annum

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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

The unit is situated on the ground floor of a mid terrace three storey property with pitched slate roof consisting.

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.
Ground Floor		
Retail Unit /Store	49.37	531.41
W/C	2.35	25.29
Total	51.72	556.7

Services

Mains gas, water and drainage.

Rent

£4,800 per annum

Viewing

Strictly by appointment through this office.

Rateable Value

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

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.

EPC Rating
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Important Notice

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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.

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