

- Ground floor retail unit & first floor two-bedroom flat
- Net internal area 1,816.94 sq. ft. (168.8 sq. m.)
- High visibility frontage with steady footfall and passing trade
- Excellent transport links via A691 and regular bus services
- Vacant possession ideal for investors or owner-occupiers
- Free public parking directly outside



**11/11a Quebec Street,  
Langley Park,  
County Durham DH7 9XA**

**Auction Guide Price £99,950 +**

For Sale by Auction. Wednesday 30<sup>th</sup> September 2026

T's & C's apply. see website: [agentspropertyauction.com](http://agentspropertyauction.com)

**Tenure: Freehold**

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#### **Location**

The property occupies a prominent position on Quebec Street, one of the main thoroughfares through Langley Park, a well-established village situated approximately 5 miles west of Durham City. The location benefits from steady local footfall and passing traffic, with a mix of independent retailers, service businesses, and food outlets nearby, creating a lively and convenient trading environment. Langley Park offers a strong residential catchment supported by local amenities including shops, cafés, schools, and community facilities. The area enjoys good connectivity via the A691, providing direct access to Durham City, Consett, and surrounding villages, while regular bus services link the village to the wider County Durham region.

The property's position within the village centre makes it ideal for occupiers seeking a visible and accessible location, combining commercial frontage with residential accommodation above. The setting provides an attractive opportunity for both owner-occupiers and investors looking for a versatile mixed-use premises in a well-connected community.

#### **Description**

This mid-terrace two-storey property with a pitched slate roof comprises a ground-floor retail unit and a self-contained first-floor two-bedroom flat, offering a versatile mixed-use opportunity in the heart of Langley Park village.

#### **Ground Floor Retail Unit**

The retail accommodation extends to approximately 1,025.8 sq. ft (95.3 sq. m) and features a bright, open-plan sales area, rear office, kitchen, and external W.C. and storeroom. Our clients have successfully traded from the premises for many years and are now selling due to retirement. The property will therefore be sold with vacant possession, providing an excellent opportunity for owner-occupiers or investors seeking adaptable commercial space in a well-established location.

### First Floor Flat

The first-floor flat extends to approximately 791.14 sq. ft (73.5 sq. m) and comprises a kitchen, bathroom, living room, and two bedrooms. The flat is currently vacant and benefits from private access to both the front and rear. It offers scope for modernisation and improvement, making it ideal for rental investment or owner occupation.

### Floor Area

| Area                | Sq. ft.  | Sq. m. |
|---------------------|----------|--------|
| Ground Floor Retail | 1,025.8  | 95.3   |
| First Floor Flat    | 791.14   | 73.5   |
| Net Internal        | 1,816.94 | 168.8  |

### Title Number

DU205237

### Tenure

Freehold

### Rateable Value

The 2026 Rating List entry is Rateable Value £6,400.

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 A





#### Auction Guide Price

£99,950 +

#### Auction

Wednesday 30<sup>th</sup> September 2026 - Auction terms and conditions apply, see website [agentspropertyauction.com](http://agentspropertyauction.com)

#### Viewing Arrangements

Strictly by appointment through this office.

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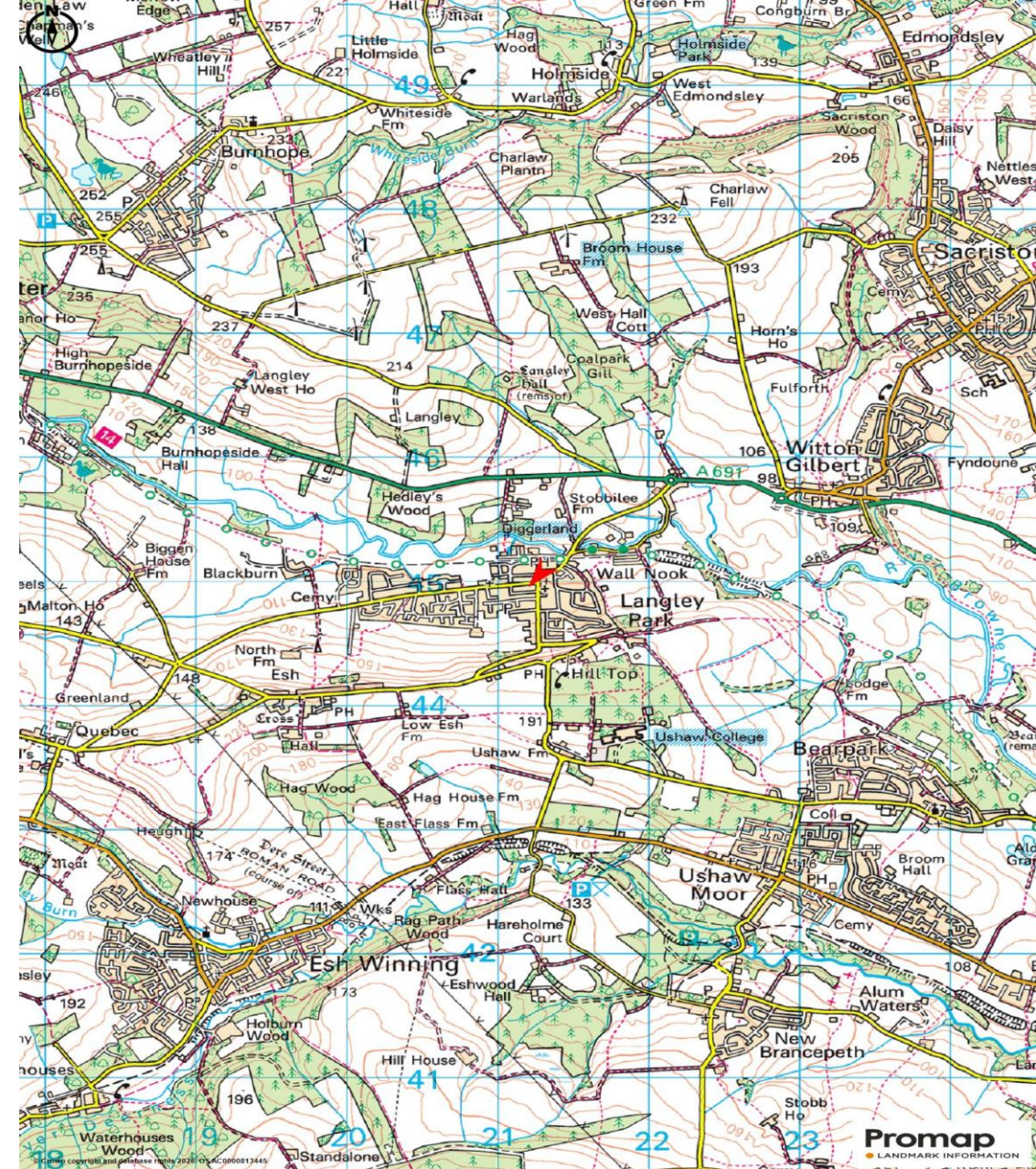
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