



32 Beamish Street, Stanley, DH9 8AH

Auction Guide £70,000

Moovd Online Property Auctions are delighted to offer For Sale via Option A – Unconditional Online Auction on a BUY IT NOW PRICE of £70,000 + Auction Fees (£5,700 Inc VAT) this deceptively large commercial unit on Beamish Street to the rear of Stanley High Street.

The premises on offer was previously used as the old Red Cross Charity Shop and is very generously sized internally with over 277 square metres of space, set over three floors, basement, ground floor and first floor with a huge amount of potential to develop the first floor into two self-contained flats.

The building briefly comprises: Commercial unit immediately from the street to a central area, two further spaces, kitchen, WC and rear store with access into the lane. To first floor via again a separate entrance and staircase is a large room with two WCs, kitchen, rear office and large office space to front. Additionally, there is a large basement with two further rooms.

The property is located on Beamish Street, behind the High Street, with immediate access to parking, close to Asda, Iceland and the Leisure Centre, with free parking immediately behind the building and would present itself as either a retail unit or potentially serviced office space, if the correct planning permission could be obtained.

Currently the property has a rateable value of £6,600.

Priced to sell, the property on offer would be a fantastic purchase and an internal viewing of the site is recommended. Viewings strictly by appointment only.

Basement 19'10" x 12'8" (6.06 x 3.88)

Ground Floor Shop 13'0" x 12'4" (3.97 x 3.77)

Middle Ground Floor Shop 20'2" x 13'0" (6.17 x 3.97)

Kitchen 6'8" x 11'8" (2.04 x 3.57)

WC 4'11" x 6'0" (1.51 x 1.84)

Rear Ground Floor 20'6" x 8'0" (6.27 x 2.46)

Hall

First Floor Office Front 17'1" x 16'5" (5.21 x 5.02)

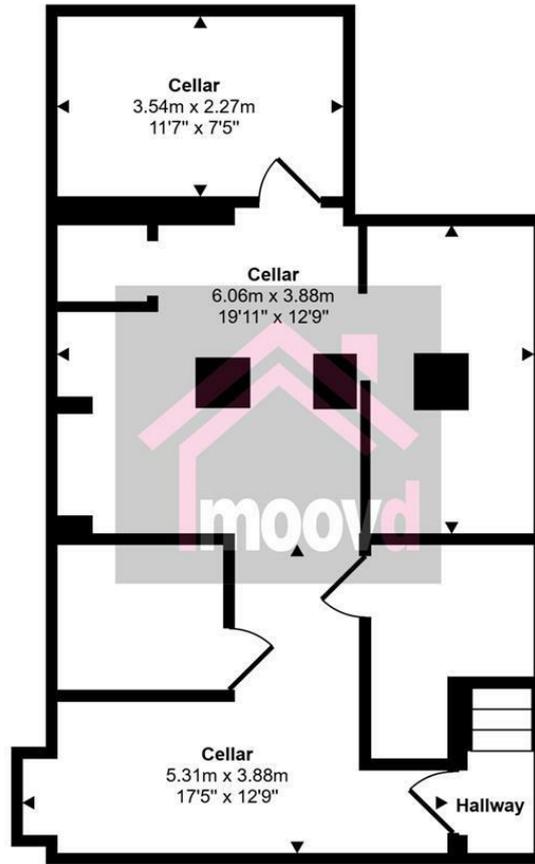
First Floor Office 13'1" x 37'8" (4.01 x 11.5)

WC 4'9" x 3'10" (1.46 x 1.171)

WC

Kitchen

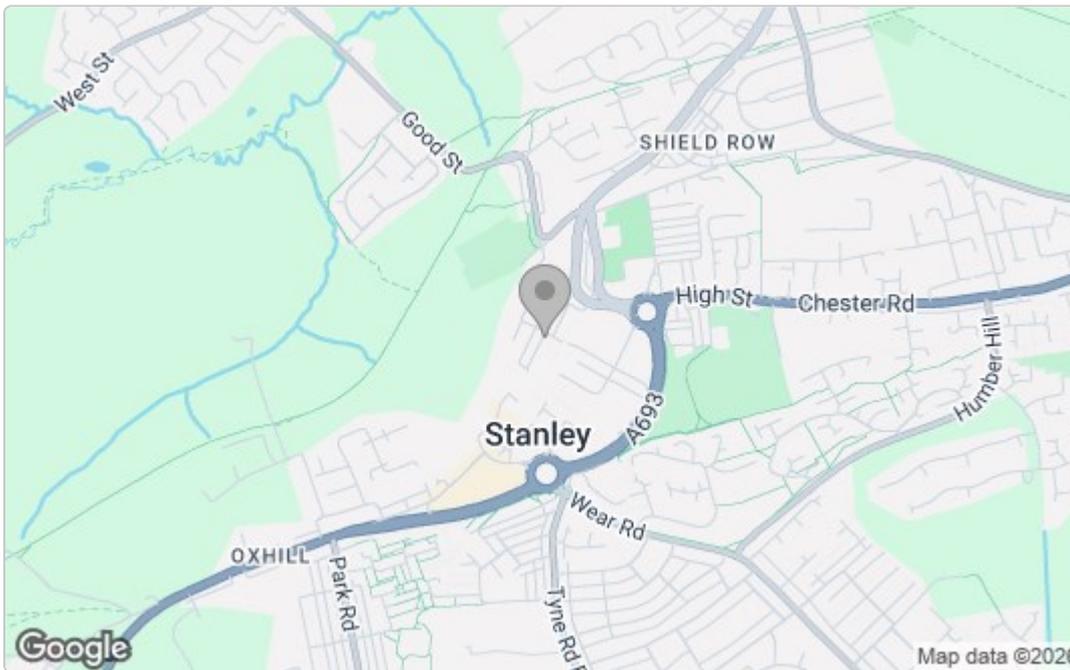
Rear Small Office 6'8" x 4'6" (2.03m x 1.37m)



Cellar
Approx 57 sq m / 611 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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