



Commercial Street

Crook



ADDISONS
PROPERTY • RURAL • VALUATION

ABOUT THE PROPERTY

DESCRIPTION

The property comprises a former ground floor café with first floor office/flat and rear yard with parking. The property is offered "For Sale" and "To Rent".

LOCATION

The property is situated close to the marketplace and the main retail area in the town. Nearby occupiers include Home Bargains, Greggs, Cooplands, Nisa and William Hill in addition to other private retailers and traders. Lidl and Aldi supermarkets are also present. Crook is a market town situated approximately 9 miles (15km) southwest of Durham and 5 miles (8km) northwest of Bishop Auckland. What3words: ///nerves.milder.stags

ACCOMODATION

The property extends to approximately 233.37m² (2,511ft²) – area taken from Valuation Office Agency website.

GROUND FLOOR CAFE

5.70m frontage x 10.75m deep & 4.48m frontage x 3.00m
Kitchen 1 4.47m x 3.88m
Kitchen 2 4.96m x 4.17m
Male WC Female WC

NOTE

The kitchen includes a commercial seven burner range with heat extraction over to suit takeaway or restaurant use.

FIRST FLOOR FLAT/OFFICE

Bedroom 1 (rear) 4.60m x 3.91m
Bedroom 2 (rear) 4.64m x 3.91m
Bathroom 2.83m x 1.86m
Bedroom 3 3.02m x 4.40m
Lounge 5.59m x 5.17m
Kitchen 4.47m x 1.99m
Bedroom 4 (front) 5.62m x 4.60m

EXTERNAL

Rear yard with parking for two vehicles and seating area.

SERVICES

Mains electricity, mains water and mains drainage are connected/available to connect to. The café and flat are heated by separate gas fired boilers.

SALE PRICE

£200,000

TENURE

The property is freehold and the title is registered under title number DU238193. The property is vacant. The ground floor previously operated as a coffee shop. For further information please contact the selling agent.

LEASE

The property is available to rent under a full repairing and insuring lease at an initial rent of £16,000 per annum. The landlord's solicitor will draft the lease agreement.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Efficiency Rating is C56. The EPC is valid until 3 May 2034.

BUSINESS RATES

The property is assessed for Business Rates. The Valuation Office Agency website www.voa.gov.uk shows the Rateable Value is £6,600. The property is described as Cafe and premises.

COSTS

Each party is to bear their own costs.

VAT

Any references to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise and any offer received will be deemed to be exclusive of VAT.

VIEWINGS

By appointment through the agent.

LOCAL AUTHORITY

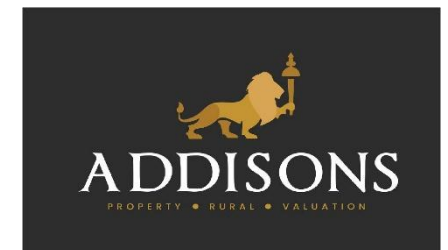
Durham County Council, County Hall, Aykley Heads, Durham DH1 5UL. Telephone 0300 026 0000

BROCHURE

Photographs taken June 2026.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 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	56	
EU Directive 2002/91/EC		



Addisons Chartered Surveyors gives notice that: These particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Addisons Chartered Surveyors has any authority to make any representation or warranty whatever in relation to the property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

T: 01833 638094

ADDISONS-SURVEYORS.CO.UK