

**retail in DH9**

Front Street, Stanley  
Durham, DH9 0HX

**£260,000** OIRO

- ✓ Two storey mid-terrace
- ✓ Ground floor retail
- ✓ Let at £26,000 per annum
- ✓ First floor storage
- ✓ Town centre location
- ✓ Freehold title

COMMERCIAL



# Summary

- Property Type: Retail - Parking: Off Street Price: £260,000

## Description

For sale is a two storey mid-terrace property with ground floor A1 retail and storage to the first floor. The ground floor is let to a newsagents for £26,000 per annum. The first floor is currently vacant, and could be suitable for other uses subject to planning.

## Location

The business is located within the busy Front Street, Stanley, County Durham. Front Street enjoys good levels of passing trade and footfall with many traders established within the parade. Stanley is located approximately 13.8 miles north west of Durham City and approximately 9.7 miles south west of Newcastle city centre.

## Accommodation

Ground floor NIA 180sqm (1,937sqft)

First floor NIA 167sqm (1,800sqft)

Total NIA 347sqm (3,737sqft)

## Lease Details

The ground floor is let for £26,000 per annum on 10 year lease from Jan 2015, with rent reviews every 3 years. The landlord holds £10,000 rent deposit.

The first floor is vacant.

## Tenure

Freehold. Title number DU166586.

## EPC

Available upon request.

## Additional Information

For further information please contact our office direct on 0191-425-1507, or alternatively via e-mail on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.

Front Street, Stanley, Durham, DH9 0HX

Contact your local branch today for more information on this property:

**2 Hill Street , Gateshead, Tyne & Wear, NE8 2AS, Tel: 0191 425 1507, Fax: 0191 222 0314, [www.pattinson.co.uk](http://www.pattinson.co.uk)**

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