



## Mixed Use Investment

11/11a West Road, Annfield Plain DH9 7XA

- Ground Floor Retail Unit
- Rental Income £14,400 per annum
- Rear Yard / Car Parking
- Excellent Passing Trade
- 2 Bedroom Flat & Two Bedsits
- Rental Yield of 11.55% on Asking Price
- Floor Area 1,368.6 sq. ft. (127 sq. m.)
- Excellent Investment Opportunity

**Rent: £125,000 Freehold**

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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

A mid terrace three storey property with pitched slate roof consisting ground floor retail unit and first floor 2 bedroom flat. The property also has two further self contained bedrooms with their own shower and W.C facilities, these are accessed from separate door to the front of the property. The bedsits are not utilised by the current tenant.

## 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.
<b>Ground Floor</b>		
Retail Unit /Store	49.37	531.41
W/C	2.35	25.29
<b>First Floor</b>		
Living room/Kitchen	22.13	238.20
Bedroom	7.12	76.63
Bedroom	9.24	99.45
Shower Room	5.25	56.51
<b>Second Floor</b>		
Bedroom	16.96	182.55
Bedroom	14.73	158.55
<b>Total</b>	<b>127.15</b>	<b>1,368.6</b>

## Services

Mains gas, water and drainage, there is gas fired central heating on the upper floors.

## Rental Income

£14,400 per annum

## Yield

11.55 % Based on an asking price of £125,000

## Tenant / Lease

The whole property is leased by a convenience store tenant, who signed a 5 year lease (no breaks) from July 2024.

## Tenure

Freehold

## Price

£125,000

## Viewing

Strictly by appointment through this office.

## Rateable Value

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

## Council Tax

The Council Tax Band for the house is Band A

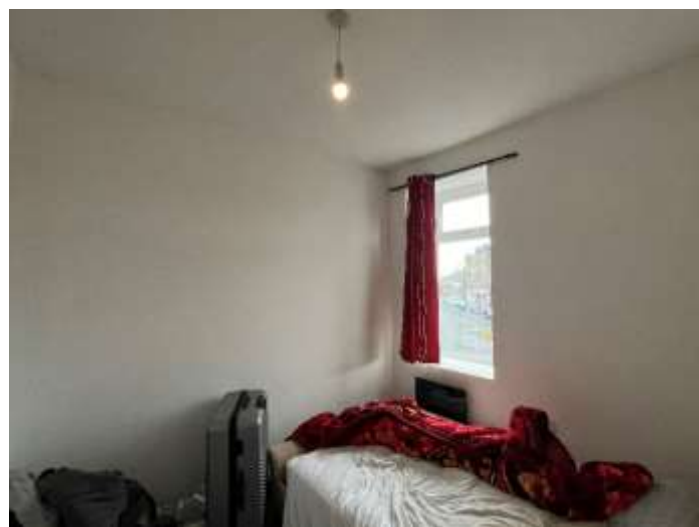
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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

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**Updated September 2024**

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