



Mixed Use Property

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

- Ground Floor Retail Unit
- Main Road Position
- Rear Yard / Car Parking
- Excellent Passing Trade
- 2 Bedroom Flat & Two Bedsits
- Vacant Possession
- Floor Area 1,368.6 sq. ft. (127 sq. m.)
- Excellent Investment Opportunity

Freehold £125,000

COMMERCIAL

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.

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

Services

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

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

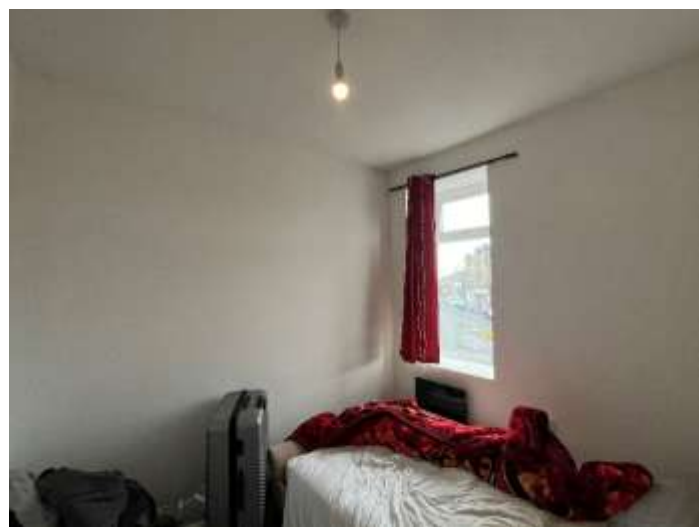
Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
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.

Ref: H977 (Version 1)

Updated February 2025

COMMERCIAL



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R573

COMMERCIAL

