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property professionals

**Beamish Street,
Stanley, Co. Durham, DH9 8AH**

- Situated on Beamish Street within Stanley town centre.
- A significant retail/commercial property arranged over two floors plus a basement.
- Available with vacant possession.
- Offers a total space of approximately 266 square meters (2,865 square feet).

£55,000

EPC Rating D (77)





Property Description

Located on Beamish Street within Stanley town centre a substantial retail/commercial property arranged over two floors plus basement storage and is available with vacant possession with a total space of approximately 266 sq.m (2,865 sq.ft). Basement 57 sq.m (614 sq.ft) Various storage areas accessed via a staircase off the ground floor passage. Ground Floor 101 sq.m (1089 sq.ft): Front shop retail area plus large storage area to the rear. Passage and stairs lead to basement and first floor. First Floor 108 sq.m (1,162 sq.m): Two large spaces plus twin WCs, kitchen and storage cupboards. Freehold tenure. Rateable value: £6,600 P.A. EPC rating D (77)

TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

BUSINESS RATES

Rateable value £6,600 P.A.



ENERGY EFFICIENCY
Commercial EPC rating D (77)

VIEWINGS

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. To arrange a viewing please contact the office.

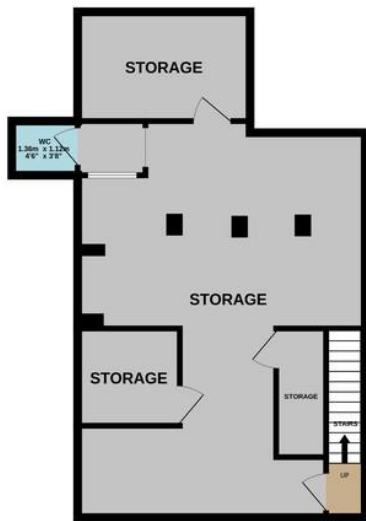
AGENTS NOTE

Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm.

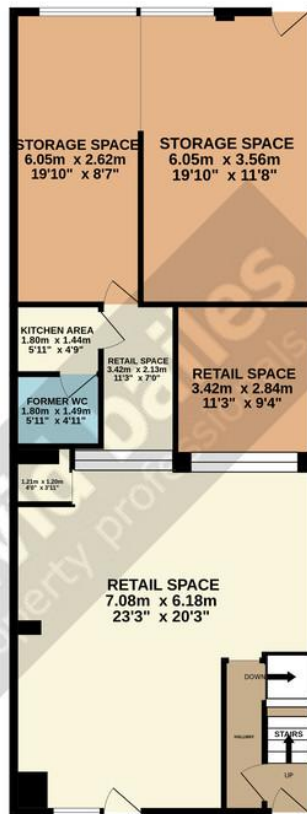




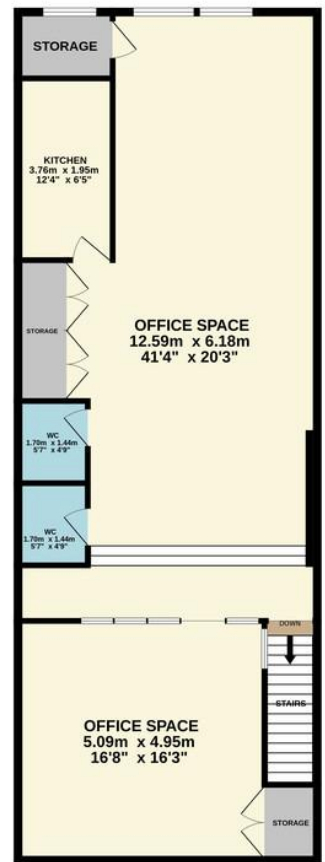
BASEMENT
57.0 sq.m. (614 sq.ft.) approx.



GROUND FLOOR
101.2 sq.m. (1089 sq.ft.) approx.



1ST FLOOR
108.0 sq.m. (1162 sq.ft.) approx.



TOTAL FLOOR AREA : 266.2 sq.m. (2865 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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