



9 Ritson Street | | Stanley | DH9 0NH

Located on Ritson Street in the centre of Stanley town centre and provides a prominent position to be seen just off the A693 motorway. The premises consists of a ground floor shop and holds an A5 takeaway food licence which measures approximately 60 sqm. To the first floor consist of an office with staff WC and a further office in the converted loft space which measures approximately 58 sqm. The ground floor shop is currently been marketed for rent at £9,000 per annum and the first floor offices are rented at £3,600 per annum on a monthly periodic contract.

£130,000

- Ground Floor Premises
- Approximately 60 sqm
- Holds an A5 Hot Food Licence
- Central Location In Stanley
- Prominent Position Off The A693



Property Description

Situated at the end of residential terrace houses and surround by other big brand commercial shops and fast food takeaways like McDonalds, Aldi, ASDA, Tool Station, Argos, Home Bargains and KFC coming soon.

GROUND FLOOR SHOP

CUSTOMER ENTRANCE AREA

17' 2" x 16' 1" (5.25m x 4.91m) Access via a double glazed entrance door with a roller security shutter. There are three double glazed windows to the gable side with a roller security shutter. Inside the premises has been partitioned to provide a storage room and preparation room.

STORAGE AREA

10' 0" x 12' 9" (3.06m x 3.91m) An ideal storage area or could be opened to provide larger customer floor space.

PREPARATION AREA

16' 2" x 13' 9" (4.94m x 4.21m) Fitted wall and base unit with work top and sink, electric water heater, additional partitioned storage area, exit door to the rear access laneway.

ELECTRIC CUPBOARD

4' 1" x 3' 8" (1.27m x 1.14m) Access to the staff toilet.

WC

4' 1" x 2' 11" (1.27m x 0.91m) WC, wash basin.

HEATING

There is a ceiling mounted air conditioning unit within the entrance customer area. Current tenant uses free standing electric heaters as there is no gas heating installed.

FIRST FLOOR OFFICES

ENTRANCE LOBBY

Access via the uPVC double glazed entrance door to the front

of the property, staircase to the first floor.

LANDING

Staircase to the second floor, access to the staff WC and first office room.

OFFICE

22' 11" x 12' 9" Max (7.00m x 3.89m) Two uPVC double glazed windows, staff kitchenette with wall and base storage units, work top, sink with water heater.

STAFF WC

6' 9" x 3' 1" (2.08m x .96m) WC, wash basin, small double glazed window.

SECOND FLOOR OFFICE

15' 10" x 14' 1" (4.85m x 4.31m) Converted loft space with newel pole and spindle staircase, three Velux windows, fitted base unit with sink and water heater.

VIEWINGS

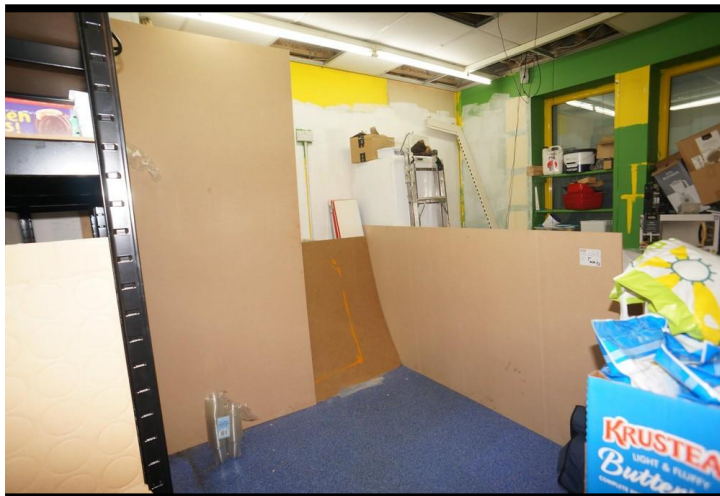
We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. If you would like to view the property please ensure that you wear appropriate PPE and adhere to social distancing. We may need to restrict the number of people within the property at one time and limit time of the viewing to 15 minutes. Please do not attend if you have recently shown symptoms of the Covid-19 virus.

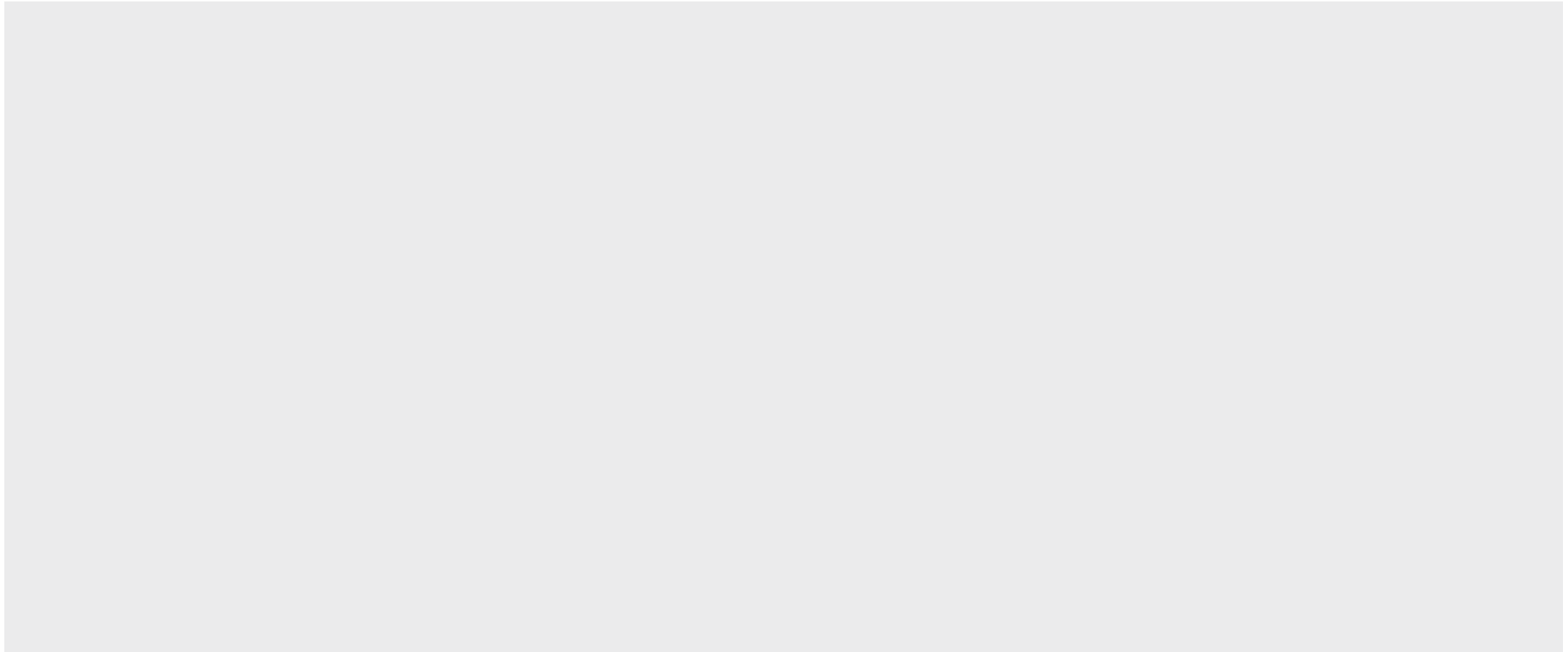
MAKING AN OFFER

Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

MORTGAGE ADVISE

We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.



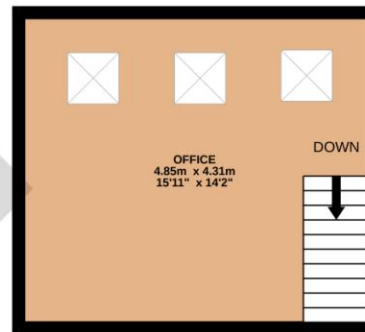
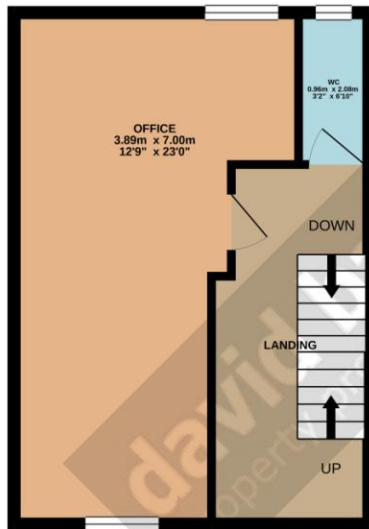
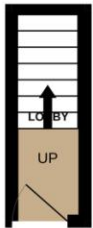




GROUND FLOOR
23.9 sq.m. (257 sq.ft.) approx.



2ST FLOOR
20.9 sq.m. (226 sq.ft.) approx.



TOTAL FLOOR AREA : 57.7 sq.m. (622 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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Tenure

Freehold

Council Tax Band

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

County Durham

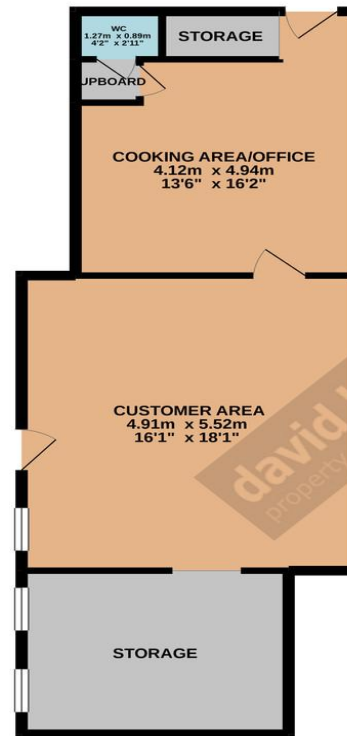
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GROUND FLOOR
59.4 sq.m. (639 sq.ft.) approx.



TOTAL FLOOR AREA: 59.4 sq.m. (639 sq.ft.) approx.

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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 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

