



Graham S Hall  
CHARTERED SURVEYORS



**FOR SALE**

**SUBSTANTIAL MIXED-USE  
COMMERCIAL COMPLEX**

EXTENDING TO 1.23 ACRES  
(0.50 HECTARES)

**FOR INDICATIVE PURPOSES ONLY**

BRIDGE STREET & MUNDELL STREET,  
SOUTH MOOR, STANLEY, COUNTY  
DURHAM, DH9 7AS

# KEY POINTS

- *Mixed-use commercial complex extending to approximately 1.23 acres (0.50 hectares)*
- *Approximately 16,223 sq ft of accommodation*
- *£21,600 per annum rental income from two established occupiers*
- *Substantial workshop and warehouse accommodation available with vacant possession and scope for refurbishment*
- *Extensive hardstanding suitable for storage, parking and operational use*
- *Dual access from Bridge Street and Park Road*
- *Four-bedroom residential dwelling included*
- *Potential for owner occupation, investment, asset management and redevelopment*







## DESCRIPTION

*A rare opportunity to acquire a substantial mixed-use freehold property extending to 1.23 acres, comprising income-producing workshop accommodation, previously owner-occupied commercial buildings, extensive yard and storage areas and a substantial four-bedroom dwelling.*

The property has evolved over many years and now provides a unique blend of investment income, owner-occupier accommodation and asset management opportunities.

The commercial accommodation extends to approximately 16,223 sq ft and comprises a range of workshop, warehouse and storage buildings suitable for a variety of commercial uses. The previously owner-occupied accommodation offers scope for refurbishment, modernisation, repositioning or continued occupation to suit a purchaser's own operational requirements, subject to any necessary consents.

*Two workshop units are currently let to established local occupiers, producing a combined rental income of £21,600 per annum. Both benefit from independent frontage and direct access from Mundell Street.*

The remaining commercial accommodation, together with the principal yard areas and Dene House, are accessed from Bridge Street, with secondary access available via Park Road.

A major feature of the property is the extensive hardstanding and yard accommodation situated throughout the site. Significant areas are suitable for vehicle parking, storage, circulation and operational use, with approximately 0.375 acres (16,335 sq ft) considered capable of being utilised for dedicated storage or income-producing purposes, subject to operational requirements and any necessary consents.

Included within the sale is Dene House, a substantial four-bedroom residential property situated within the wider site. The property provides spacious accommodation and offers scope for refurbishment and modernisation. It may appeal to purchasers seeking live/work accommodation, investment potential or residential accommodation ancillary to a wider commercial operation.

A detached bungalow adjoins the site and is currently excluded from the sale. The vendors may, however, consider including the property by separate negotiation. Further information is available upon request.



Dene House

Car Garage, Bridge Street

Workshop 1

Workshop 2

Unit 1, Mundell Street

New Garage

## ACCOMMODATION

Description	sq m	sq ft
Unit 1, Mundell Street (Northshore)	357.03	3,843
New Garage, Mundell Street (Connors)	178.28	1,919
Workshop 1 (Former Vehicle Depot)	311.87	3,357
Workshop 2 (Old Cinema Building)	453.37	4,881
The Car Garage, Bridge Street	32.52	350
Dene House, Bridge Street (4-bed dwelling)	174.00	1,873
<b>Total</b>	<b>1,507.07</b>	<b>16,223</b>

# TENANCIES

## Unit 1, Mundell Street

Occupied by a private individual trading as Northshore Custom Conversions, a long-established occupier of the site. The tenant recently renewed their lease for a term of 5 years from 1 June 2026 at a current rent of £10,800 per annum.

We understand that the tenant is responsible for internal repairs and maintenance, together with windows, doors and internal services, with the landlord retaining responsibility for the principal structure and roof.



## The New Garage, Mundell Street

Occupied by a private individual trading as Connors Mini Buses, a long-standing occupier of the property. The tenant recently renewed their lease for a term of 5 years from 1 June 2026 at a current rent of £10,800 per annum plus VAT.

We understand that the tenant is responsible for internal repairs and maintenance, together with windows, doors and internal services, with the landlord retaining responsibility for the principal structure and roof.

Copies of the tenancy agreements and associated documentation are available to genuinely interested parties upon request.



# PROPOSAL

We are instructed to seek **offers in excess of £600,000 (Six Hundred Thousand Pounds)** for the benefit of our client's freehold interest.

# VIEWINGS

Viewings strictly by appointment via Sole Agents Graham S Hall Chartered Surveyors.

# FURTHER INFORMATION

Additional information, including tenancy documentation, title information, EPCs and business rates information, is available to genuinely interested parties upon request.

# CONTACT

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# TENURE

The property is available freehold with the benefit of the existing occupational leases.

We understand that the property comprises a number of separate title interests. Further information is available from the selling agents upon request.

Interested parties should rely upon their own legal investigations in this regard.

# VAT

We understand that a small part of the property may be elected for VAT purposes, although our clients are currently making further enquiries to verify the position.

All figures quoted within these particulars are exclusive of VAT. Interested parties should satisfy themselves as to the VAT treatment of the transaction and take appropriate professional advice prior to entering into any transaction.

Offers are sought exclusive of VAT and will be considered on that basis.

# BUSINESS RATES

The property is assessed for business rates under several separate assessments. Further information is available on request, but interested parties should verify the accuracy of the information with Durham County Council.

# EPC

The property has the following Energy Performance Certificate ratings:

- Unit 1, Mundell Street - C
- New Garage, Mundell Street - E
- Workshop 1 & 2 - G
- The Car Garage, Bridge Street - N/A
- Dene House, Bridge Street - D

Copies of the Energy Performance Certificates are available upon request.

# PLANNING & ENVIRONMENTAL

We understand the property has historically been used for a variety of commercial, storage, vehicle repair and residential purposes.

The property has recently been inherited and neither the sellers nor the selling agents have undertaken any planning, environmental or ground condition investigations. No environmental reports are currently available.

Interested parties should satisfy themselves as to all planning, environmental, ground condition and contamination matters by way of their own enquiries and investigations.

#### ANTI-MONEY LAUNDERING REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the purchaser/tenant.

#### IMPORTANT NOTICE

Graham S Hall Chartered Surveyors, for themselves and the vendors/lessors of this property, give notice that these particulars are provided as a general outline for guidance only and do not form part of any offer or contract.

Descriptions, dimensions, conditions, permissions, and details are given in good faith but without responsibility. Purchasers or tenants must independently verify accuracy by inspection or other means. No employee or representative of Graham S Hall Chartered Surveyors has authority to make or give warranties or representations about the property. References to equipment, services, or fixtures do not guarantee their condition, fitness, or functionality.

Units on Mundell Street



Workshop 1



Workshop 2 (Old Cinema)



Dene House



Dene House





