



1-2 Springwell Buildings, Horden, Peterlee, SR8 4SD

Prominent retail unit for sale by auction. Starting bids £90,000.

- Prominent corner commercial property
- Strong vehicular and pedestrian passing traffic
- Suitable for a variety of commercial or redevelopment uses (STP)
- Extensive glazed frontage and signage opportunities
- Potential to split into up to five individual retail/commercial units
- Established local trading position with strong visibility

Summary

Available Size	1,248 sq ft
Price	Auction £90,000 Starting Bids
Rates Payable	£4,441.10 per annum
Rateable Value	£8,900
Service Charge	N/A
VAT	To be confirmed
Estate Charge	N/A
EPC Rating	B

Description

This prominent corner retail property occupies a highly visible roadside position with extensive frontage and strong passing traffic, making it an excellent commercial investment, redevelopment, or owner-occupier opportunity. Formerly occupied by William Hill, the property benefits from an established commercial presence and strong local recognition within the area.

The single-storey premises feature a wide glazed frontage, modern fascia signage, and exceptional visibility from multiple approaches, providing excellent exposure for a wide range of businesses. Internally, the accommodation offers flexible open-plan space with substantial frontage and access points, making it suitable for retail, leisure, office, medical, convenience, or service-based uses (subject to the necessary consents).

Importantly, the property offers significant asset management and redevelopment potential, having previously been configured as five individual retail units. The layout and frontage lend themselves well to subdivision, creating the opportunity for multiple income-producing units or a mixed-use commercial scheme, subject to planning and configuration requirements.

Situated within an established mixed-use location surrounded by residential housing and local amenities, the property benefits from regular footfall, convenient roadside access, and strong community presence.

Location

1-5 Springwell Buildings occupies a central and highly accessible position within Horden, Peterlee, County Durham (SR8 4SD). The property sits prominently on a busy roadside junction within an established residential and commercial area, benefiting from excellent visibility and regular passing traffic. Horden is a well-connected East Durham location approximately 3 miles east of Peterlee town centre and within easy reach of the A19 trunk road, providing direct links north to Sunderland and Newcastle, and south towards Hartlepool and Teesside. The surrounding area comprises a strong mix of local retailers, community services, and densely populated residential neighbourhoods, supporting consistent local trade and footfall.

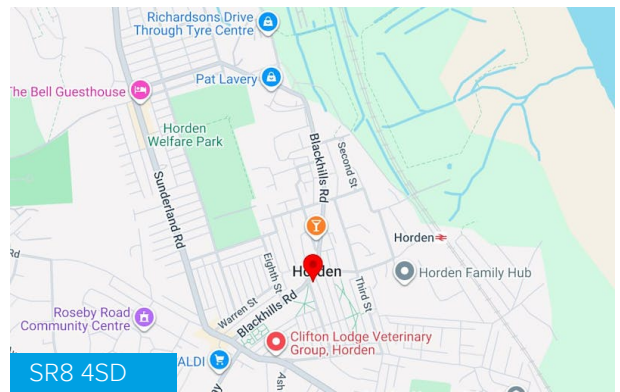
Accommodation

The accommodation comprises the following areas:

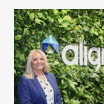
Name	sq ft	sq m	Availability
Ground - 1-5 Springwell Buildings	1,248	115.94	Available
Total	1,248	115.94	

Auction Terms

Auctioneers Additional Comments Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.



Viewing & Further Information



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View Properties Here
www.alignpropertypartners.co.uk

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

