



48 High Street, Spennymoor, DL16 6DD

Town Centre Freehold with Vacant Possession

SUMMARY

| | |
|----------------|------------------------------------|
| Tenure | For Sale |
| Available Size | 940 sq ft / 87.33 sq m |
| Price | Offers in excess of £100,000 |
| Rateable Value | £3,150 |
| EPC Rating | Upon enquiry |
| VAT | Not applicable |
| Legal fees | Each party to bear their own costs |

KEY POINTS

- Prominent Town Centre Position on High Street
- Attractive Traditional Frontage with Large Display Windows
- Rear Access / Small Yard for Loading & Servicing
- Two Separate High Street Accesses Allow Ground & First Floor to be Occupied Independently If Preferred
- Potential For First Floor Residential Conversion (Subject To The Necessary Consents)

LOCATION

Spennymoor is a County Durham town, positioned between the City of Durham (6 miles) and Bishop Auckland (5 miles).

The property occupies a prominent position on High Street, close to a mix of national and independent retailers. The area benefits from good levels of footfall, visibility, and public transport links, with free short-stay on-street parking to the front and a large Durham County Council car park to the rear.

The A688 is located less than 0.25 miles to the south, meaning that the property also benefits from excellent access to the A167 and Junction 61 of the A1(M).

DESCRIPTION

The property comprises a two-storey mid-terrace building of traditional stone construction, currently fitted out as an opticians/consulting practice.

The ground floor provides a well-presented retail area with consulting rooms, office/kitchenette and WC facilities.

The first floor is arranged to provide further consulting/treatment rooms, offices and a staff kitchen. A separate access from the High Street provides flexibility for the upper floor to be independently occupied if required.

The property also benefits from rear access via a small yard, suitable for loading and servicing.

POTENTIAL OPPORTUNITIES (SUBJECT TO NECESSARY CONSENTS)

- 1. Re-let the whole building
- 2. Create two self-contained floors and re-let separately (first floor either as a whole or room-by-room)
- 3. Owner occupy the whole property
- 4. Owner occupy part and re-let the balance
- 5. Convert the first floor to residential accommodation

ACCOMMODATION

Approximate net internal areas:

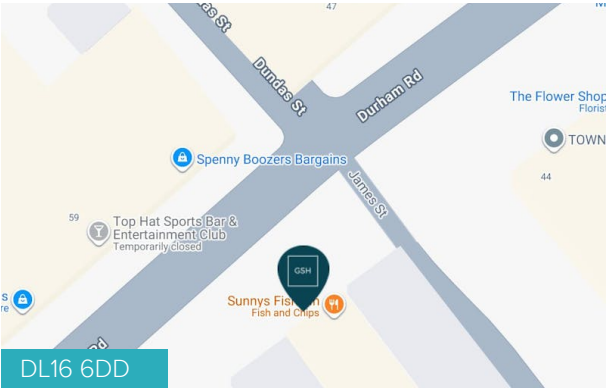
| Name | sq ft | sq m |
|--------------|------------|--------------|
| Ground | 480 | 44.59 |
| 1st | 460 | 42.74 |
| Total | 940 | 87.33 |

TERMS

We are instructed to seek offers over £100,000 for the benefit of our clients freehold interest.

EPC

Awaiting assessment.



VIEWING & FURTHER INFORMATION

**Graham S Hall**
CHARTERED SURVEYORS
0191 731 8660
www.grahamshall.com

DARYL CARR
0191 731 8660
daryl@grahamshall.com







