



2 Lillie Terrace, Trimdon Grange, Trimdon Station, TS29 6ES

Fully Let Freehold Mixed-Use Investment

SUMMARY

Tenure	For Sale
Size	1,410 sq ft / 130.99 sq m
Price	Offers in the region of £115,000
Rateable Value	£4,100 Council Tax Band A
EPC Rating	B
VAT	Not applicable
Legal fees	Each party to bear their own costs

KEY POINTS

- Passing rental income of £11,380 per annum, reflecting a gross yield of approximately 10%
- Ground floor commercial unit let to an established local hair and beauty salon
- Reversionary commercial rent offering future growth potential
- Modernised two-bedroom flat with recent capital improvements
- Low-maintenance investment requiring minimal capital expenditure
- Separate access to both commercial and residential accommodation

LOCATION

The property occupies a prominent position on Lillie Terrace within the village of Trimdon Grange, County Durham. Trimdon Grange is a well-established residential location situated approximately 8 miles west of Hartlepool, 10 miles east of Durham City and within convenient reach of the A19, providing excellent access throughout the North East.

The surrounding area is predominantly residential in nature, supported by a range of local shops, services and community facilities. The property benefits from roadside frontage and on-street parking immediately adjacent.

DESCRIPTION

The property comprises a two-storey mixed-use investment property arranged to provide a ground floor commercial unit together with a self-contained first floor flat known as 2B Lillie Terrace.

The ground floor is occupied and trading as an established hair and beauty salon, providing predominantly open-plan accommodation together with a separate washroom, treatment room, kitchen and WC facilities. The premises are presented to a good standard and have been occupied by the current business for a number of years.

The first floor comprises a well-presented two-bedroom flat accessed independently from the rear, incorporating a modern fitted kitchen, spacious living room, contemporary bathroom and two bedrooms. Recent improvements include replacement UPVC double glazed windows, a modern gas combi boiler and upgraded bathroom facilities.

The property offers an opportunity to acquire a fully income-producing mixed-use investment with established commercial and residential income streams, generating a combined rental income of £11,380 per annum.

ACCOMMODATION

Floor/Unit	Building Type	sq ft	sq m
Ground	Retail	807	74.97
1st	Residential	603	56.02
Total		1,410	130.99

TENANCY & INCOME

Ground Floor Commercial Unit

The ground floor salon is occupied under a five-year lease agreement commencing on 17 July 2023 and produces a current rental income of £5,980 per annum.

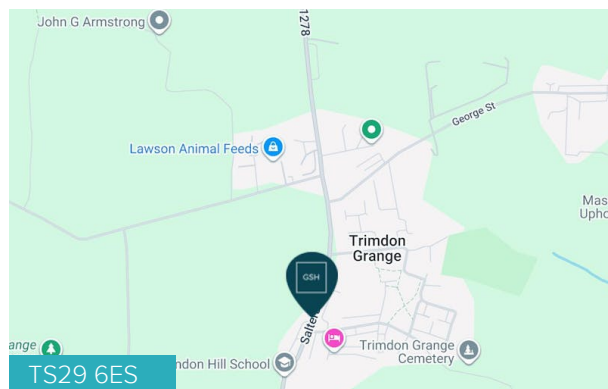
Whilst the lease is relatively straightforward in format, the tenant is responsible for internal repairs and maintenance together with utility costs associated with the premises. The current passing rent is considered reversionary in nature, offering potential for future rental growth, subject to lease terms and market conditions.

First Floor Flat (2B Lillie Terrace)

The first floor flat is let from 26 June 2026 at a rental of £450 per calendar month (£5,400 per annum).

PROPOSAL

Our client is seeking offers in the region of £115,000 (One Hundred and Fifteen Thousand Pounds) for the freehold interest, reflecting a gross yield of approximately 10% based upon the current contracted rental income of £11,380 per annum.



VIEWING & FURTHER INFORMATION

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