



95 Front Street | | Stanley | DH9 0TB

Occupying a pleasant position on Stanley High Street and in walking distance to the bus station and several parking areas close by. The premises is approximately 79 Sq.m or 854 Sq Ft and benefits from a kitchen area and staff toilet. The shop provides entrance security shutters with uPVC double glazed door and display windows. There is a storage room above the shop but only accessible from the front shop ceiling hatch. The rental shop has been used by the previous tenants as a hairdressers/beauty saloon and office. A1/A2 Retail and Financial/Professional services.

£65,000

- High street location
- Vacant possession



Property Description

PROPERTY TYPE

A1/A2 Retail and Financial/Professional services.

SERVICES

The premises has electric and water but has no gas supply.

PARKING

There are several parking areas close by the shop.

SHOP FRONT AREA

28' 9" x 16' 9" (8.77m x 5.11m) uPVC double glazed entrance door, large uPVC double glazed window display.

SHOP REAR AREA

17' 5" x 7' 11" (5.32m x 2.43m) .

ROOM 1

10' 4" x 8' 9" (3.16m x 2.68m) A partitioned room with lighting.

ROOM 2

9' 1" x 8' 9" (2.78m x 2.68m) A partitioned room with lighting.

REAR STAFF ROOM

7' 11" x 7' 1" (2.43m x 2.17m) Bench and rear exit door with security steel bar.

STAFF TOILET

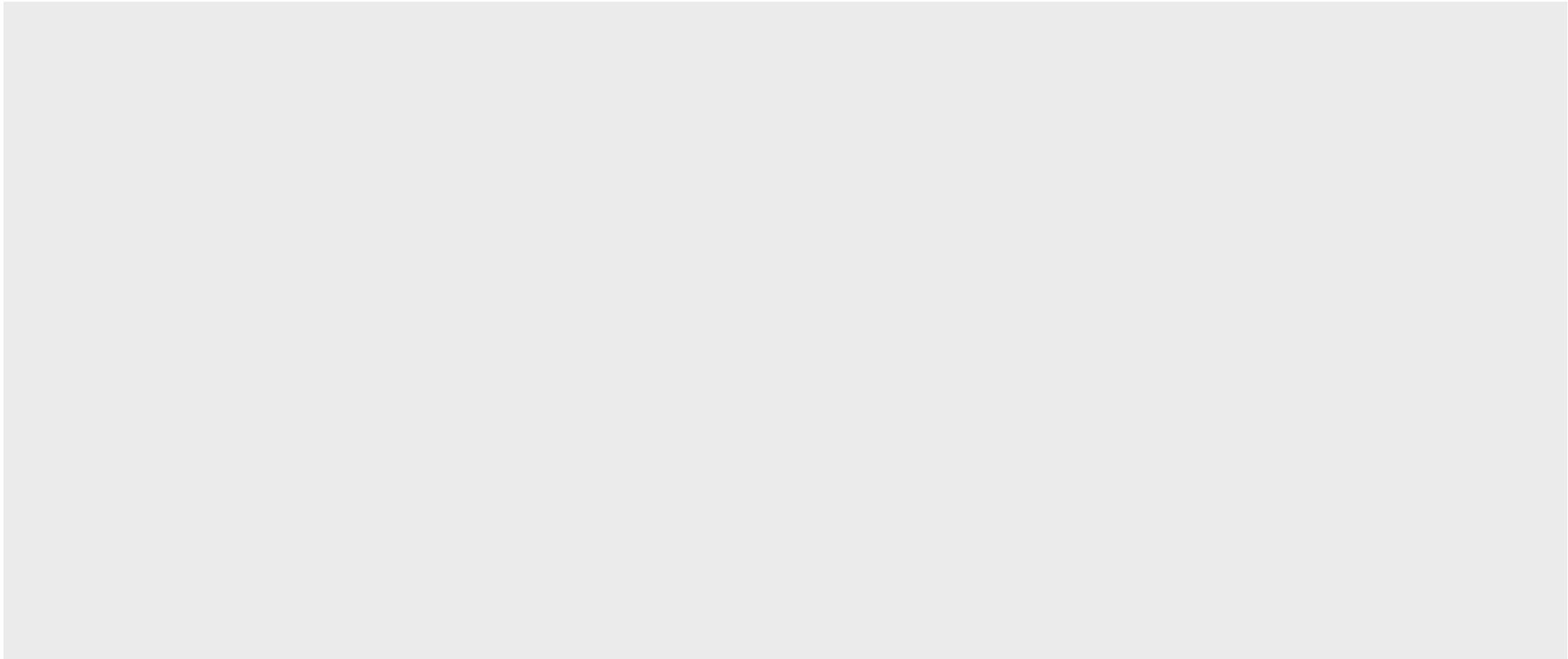
8' 9" x 5' 1" (2.68m x 1.55m) WC and wash basin.

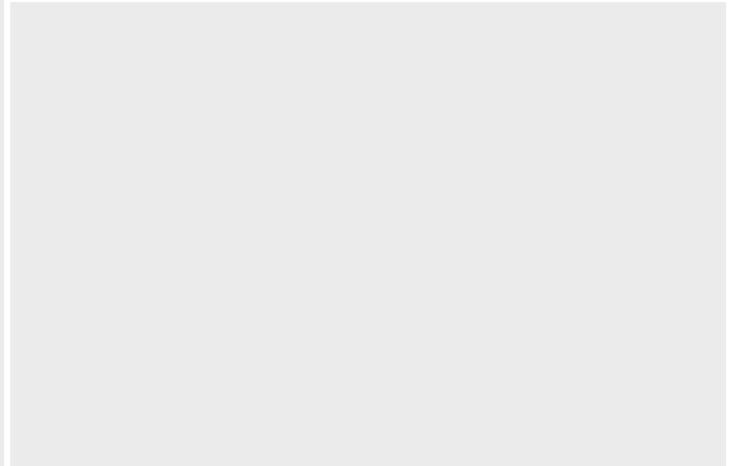
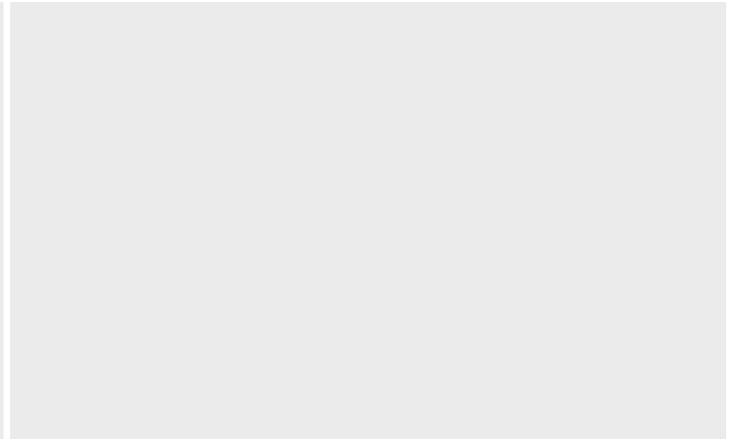
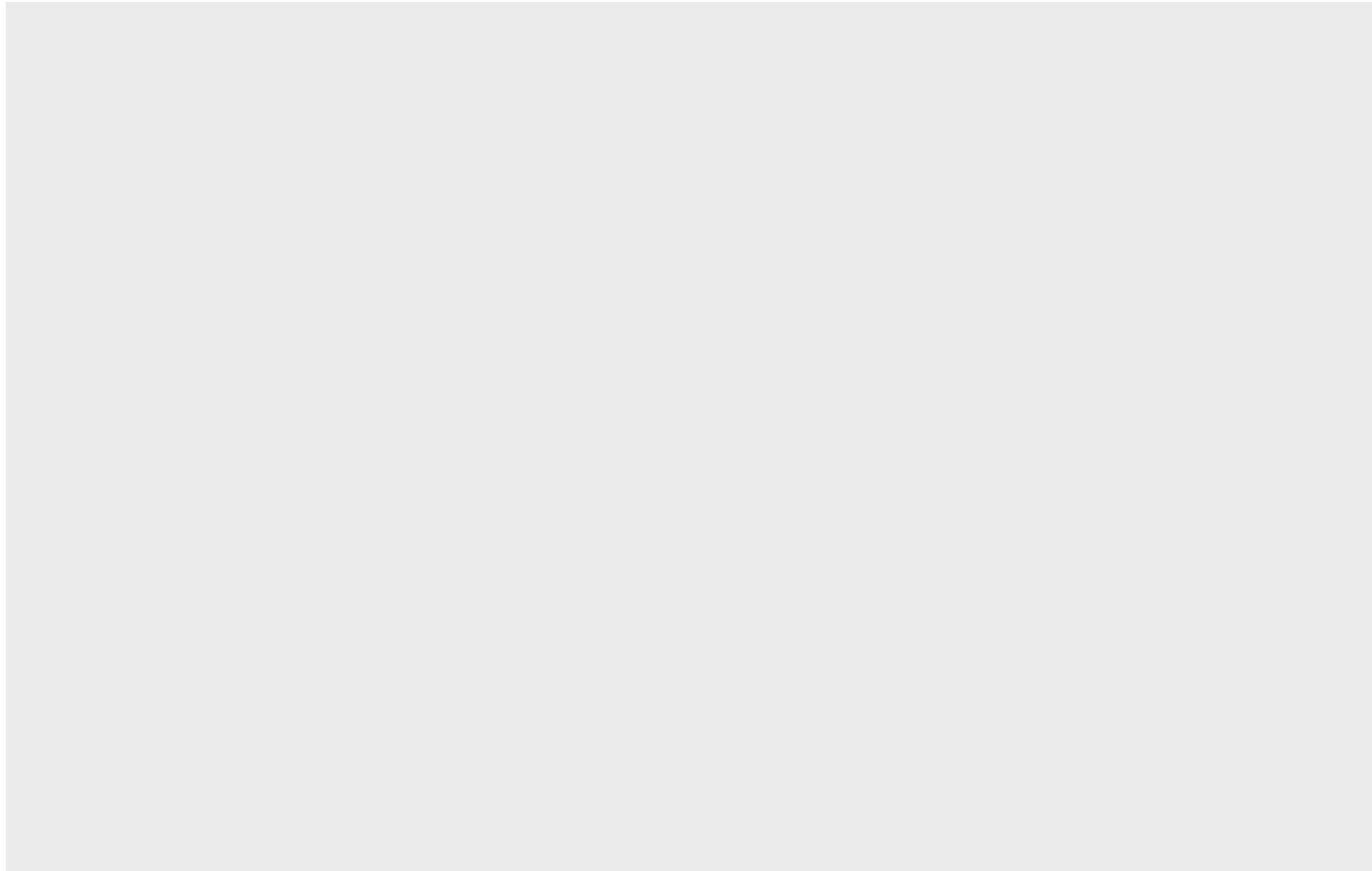
FIRST FLOOR

There is a large storage room above the shop with access loft hatch from the front shop area. There is a boarded up window to the front and rear of the property.

PARKING

There is a public car park available to the rear of the property.





Tenure

Freehold

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

County Durham

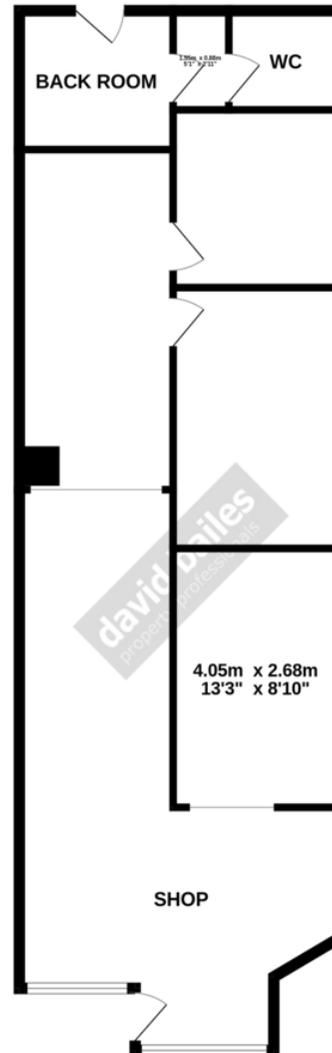
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GROUND FLOOR
79.3 sq.m. (854 sq.ft.) approx.



%€

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

TOTAL FLOOR AREA : 79.3 sq.m. (854 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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