



**david bailes**  
property professionals

**Beamish Street,  
Stanley, Co. Durham, DH9 8AH**

- Retail premises 1,463 sq.feet
- Ground floor retail shop
- First floor former residential 2 bed flat
- Potential to achieve dual rental income

**Offers In The Region of £70,000**  
EPC Rating D







## Property Description

An opportunity to purchase this freehold commercial premises with vacant possession within Stanley town centre, which has until recently been trading as a blinds and curtains shop. The premises comprises 1,463 sq.feet (136 sq.m) and also includes a first floor former residential flat which is now used as a workshop but could be converted back subject to gaining planning consent. Gas combi central heating. Commercial EPC rating D.

### GROUND FLOOR

#### RETAIL AREA

28' 3" x 18' 5" (8.63m x 5.63m) Security shutter, uPVC double glazed entrance doors, laminate flooring, window display, counter, uPVC double glazed windows, two store rooms, double radiators, and an opening to the rear workshop.

#### REAR WORKSHOP

19' 3" x 11' 8" (5.88m x 3.58m) Laminate worktops,





two double radiators, rear cloakroom with wash basin and base storage, wall cabinet and tiled splash-back, door leads to the WC. Rear exit door.

## FIRST FLOOR

### FORMER RESIDENTIAL FLAT

Currently used as a workshop, the first floor accommodation could easily be converted back into a self-contained residential two bedroom flat (subject to necessary planning permission for change of use). The accommodation has a dedicated ground floor entrance hallway to the front with separate composite door with uPVC double glazed window over. Lobby and glazed door leading to stairs.

### LANDING

Single radiator, loft access hatch and doors leading to three workshops and a bathroom.

### WORKSHOP 1 (TO THE FRONT)

13' 8" x 12' 9" (4.18m x 3.91m) uPVC double glazed window, moulded corning, marble hearth with blocked up fireplace and a double radiator.

### WORKSHOP 2 (TO THE REAR)

13' 4" x 12' 9" (4.08m x 3.91m) uPVC double glazed window, double radiator, telephone point, tiled hearth and a glazed door leading to the kitchen.

### WORKSHOP 3 (TO THE FRONT)

8' 3" x 7' 5" (2.52m x 2.28m) Laminate flooring, uPVC double glazed window with integral blinds and a single radiator.

### BATHROOM (TO THE REAR)

8' 7" x 7' 5" (2.64m x 2.28m) Panelled bath, pedestal wash basin, WC, tiled splash-backs, dado rail, single radiator and a uPVC double glazed window.

### KITCHEN (TO THE REAR)

8' 3" x 7' 3" (2.52m x 2.23m) Located off workshop 2 fitted with a range of wall and base units with contrasting laminate worktops, integrated oven/grill, hob, tiled splash-backs, sink with mixer tap, wall mounted gas combi central heating boiler, uPVC double glazed window and matching rear exit door and a wall mounted gas combi central heating boiler.

### HEATING

Gas fired central heating via combination boiler and radiators which heats both floors of the property.

### GLAZING

uPVC double glazing installed.

### ENERGY EFFICIENCY

The property has a non-domestic energy efficiency







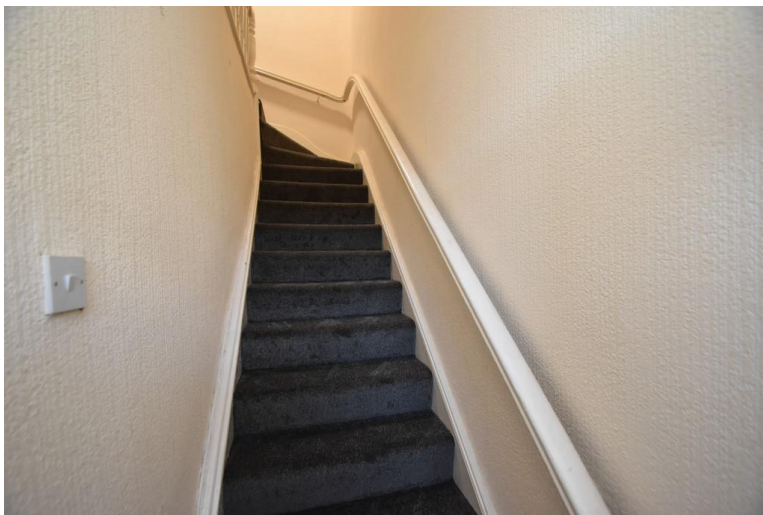
rating of D.

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#### AGENTS NOTE

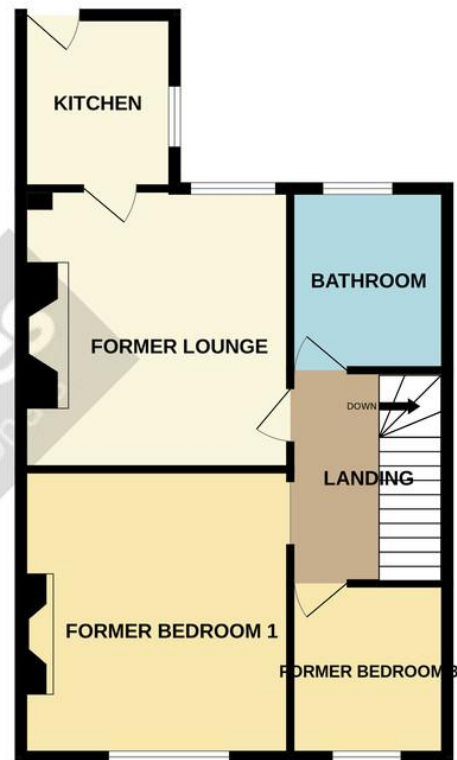
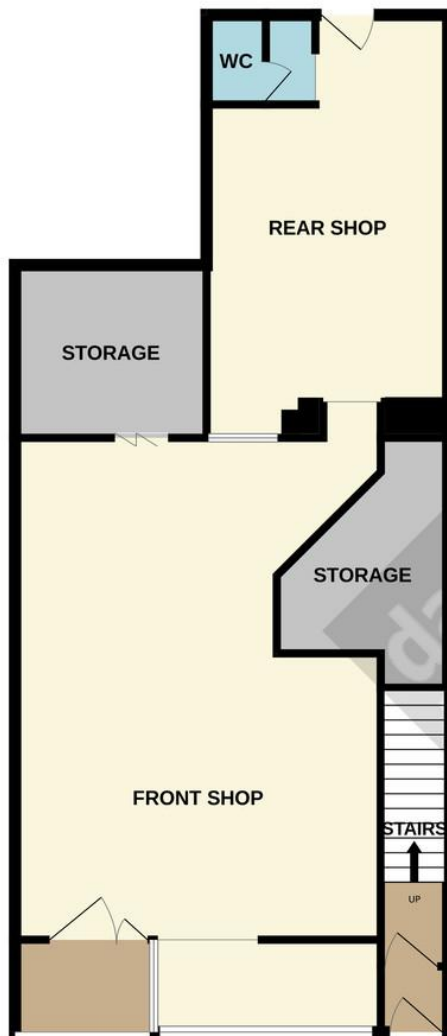
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GROUND FLOOR  
82.1 sq.m. (884 sq.ft.) approx.

1ST FLOOR  
54.7 sq.m. (589 sq.ft.) approx.



TOTAL FLOOR AREA : 136.8 sq.m. (1472 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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

Anthony House  
Anthony Street  
Stanley  
County Durham  
DH9 8AF

[www.davidbailes.co.uk](http://www.davidbailes.co.uk)  
[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)  
01207231111

Mon – Fri 9am – 5.30pm  
Sat – 9am – 3pm

