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property professionals

St. Andrews Mews,
Stanley, DH9 0AF

- Newly Built Mixed Used Building
- Ground Floor Office Space
- Attached Double Garage
- New Fitted Kitchen

£550 pcm
EPC Rating B
Holding Deposit £127
Bond £650





Property Description

A recently built mixed building offering a ground floor office space with an attached double garage with internal access. The premises is approximately 58.6 Sq Meters (631 sq. ft.) has a new fitted kitchen with water heater, toilet with large storage cupboard. There is telephone and data cables installed ready for service connection. Warmed by electric storage heating.

Located in central Stanley just off the A693 between Chester Le Street, Conssett and Newcastle. There is no allocated parking bays except for the attached garage space. There is on street parking available around the property.

OFFICE AREA

14' 9" x 11' 2" (4.50m x 3.42m) uPVC double glazed door, electric radiator, access fire door to the garage, access doors to the kitchen and toilet.



KITCHEN

7' 2" x 5' 8" (2.20m x 1.73m) Fitted with base storage units, sink and drainer with electric water heater, extractor fan, space for a fridge, uPVC double glazed window.

TOILET

6' 5" x 5' 8" (1.98m x 1.73m) WC, pedestal wash basin, uPVC double glazed window, door open to a storage cupboard.

DOUBLE GARAGE

20' 2" x 17' 7" (6.17m x 5.37m) A step down from the office area, power points and LED strip lighting installed, electric remote controlled roller door, uPVC double glazed frosted window.

LEASE TERMS

The landlord is offering an initial 2 year full fix and repair lease.

PROPERTY TYPE

A1/A2 Retail and Financial/Professional services.

SERVICES

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

COSTS

£550 PCM with a £650 security deposit. The Tenant Is Also Required To Pay £500 Towards The Legal Costs To Create The Lease Agreement.

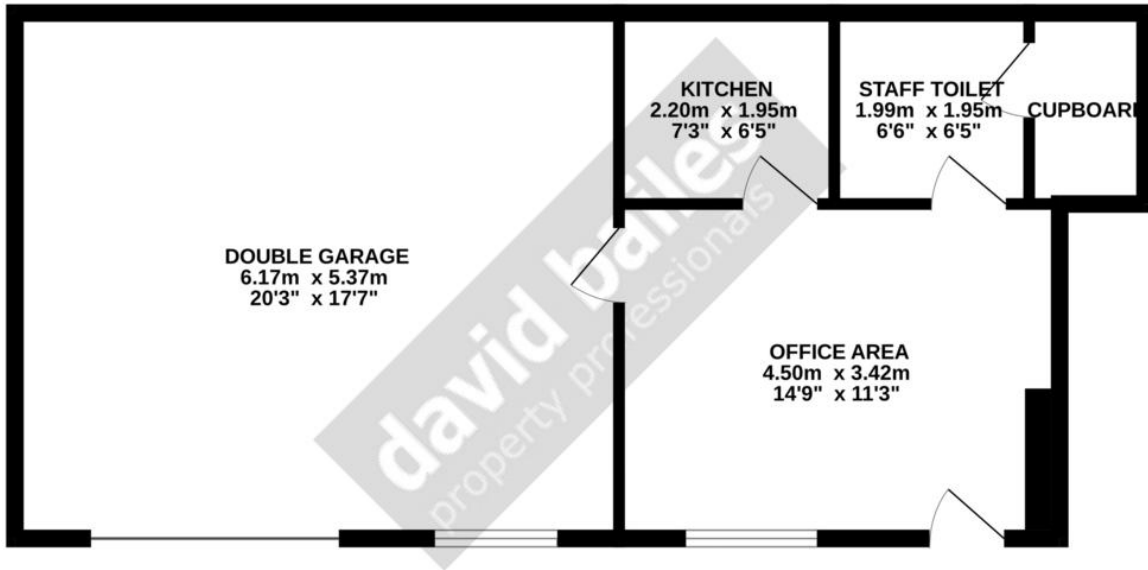
VIEWING

Contact David Bailes Property Professionals on 01207 231111

PARKING

Attached Double Garage And On Street Parking To The Road Across From The Building.

GROUND FLOOR
58.6 sq.m. (631 sq.ft.) approx.



TOTAL FLOOR AREA : 58.6 sq.m. (631 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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Non-Domestic EPC rating B (42)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

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