



## Mixed Use Property

11/11a West Road, Annfield Plain DH9 7XA

- Ground Floor Retail Unit
- Main Road Position
- Rear Yard / Car Parking
- Excellent Passing Trade
- 2 Bedroom Flat & Two Bedsits
- Vacant Possession
- Floor Area 1,368.6 sq. ft. (127 sq. m.)
- Excellent Investment Opportunity

**Auction Guide Price £90,000 +**

For Sale by Auction. Live Online Auction, bidding starts Thursday 31<sup>st</sup> July 2025

Terms & Conditions apply, see website: [www.agentspropertyauction.com](http://www.agentspropertyauction.com)

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## Location

Annfield Plain is situated on the outskirts of Stanley in County Durham approximately 3.5 miles outside Durham City Centre itself. Front Street is the main through road and so benefits from excellent passing trade and footfall. There is ample on street parking directly outside the property as well as private parking to the rear.

## The Property

A mid terrace three storey property with pitched slate roof consisting ground floor retail unit and first floor 2 bedroom flat. The property also has two further self contained bedrooms with their own shower and W.C facilities, these are accessed from separate door to the front of the property.

## External

The property benefits from a large concrete yard to the rear of the property suitable for parking.

Accommodation	Floor Area	
	Sq. m.	Sq. ft.
<b>Ground Floor</b>		
Retail Unit /Store	49.37	531.41
W/C	2.35	25.29
<b>First Floor</b>		
Living room/Kitchen	22.13	238.20
Bedroom	7.12	76.63
Bedroom	9.24	99.45
Shower Room	5.25	56.51
<b>Second Floor</b>		
Bedroom	16.96	182.55
Bedroom	14.73	158.55
<b>Total</b>	<b>127.15</b>	<b>1,368.6</b>

## Services

Mains gas, water and drainage, there is gas fired central heating on the upper floors.

## Tenure

Freehold

## Auction

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## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2025 Rating List entry is Rateable Value £4,650

## Council Tax

The Council Tax Band for the house is Band A

## Important Notice

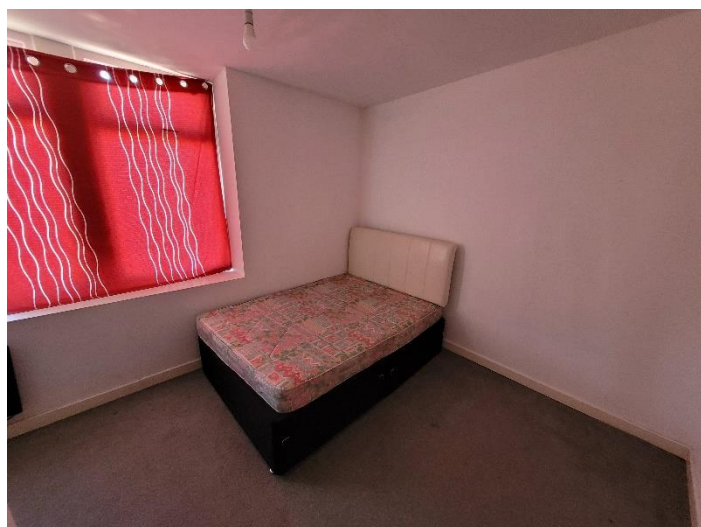
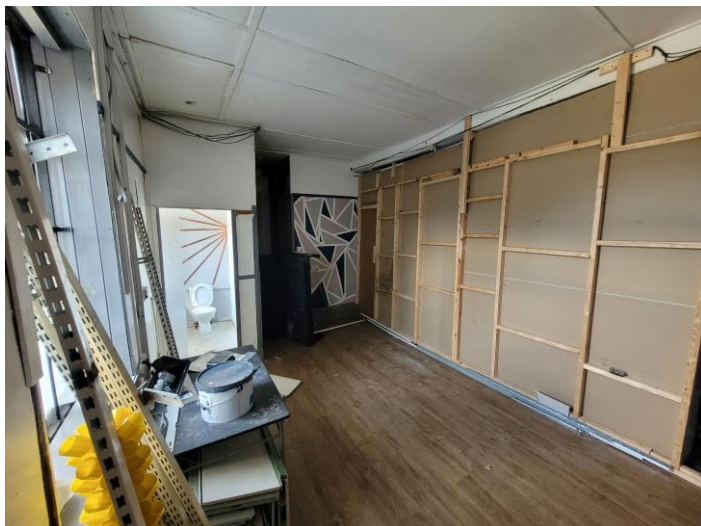
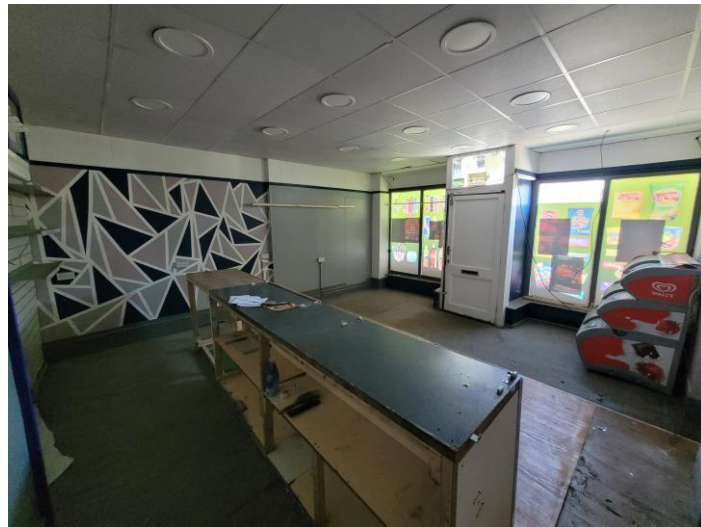
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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

**Ref: H977 (Auction Version 1)**

**Prepared 16<sup>th</sup> July 2025**



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