



## **Durham Army Cadet Building Blaydon Bank, Blaydon NE21 4AU**

- Versatile two-storey commercial property
- Net internal area 267 sq. m. (2,874 sq. ft.)
- Prominent location on elevated Blaydon Bank site
- Formerly used by Durham Army Cadet Force
- Suitable for various uses (STP)
- Freehold with vacant possession

**Auction Guide Price £65,000 +**

For Sale by Auction. Live Online Auction, bidding starts Thursday 28<sup>th</sup> August 2025

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

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## Location

Situated in a prominent position on Blaydon Bank, the Durham Army Cadet Building enjoys an elevated and highly visible location within Blaydon, Tyne and Wear. The property lies just a short distance from Blaydon town centre, offering convenient access to a range of local amenities including shops, cafes, supermarkets, and transport links.

Blaydon is well connected by road and public transport. The A1(M) is easily accessible, providing direct links to Newcastle upon Tyne, Gateshead, and surrounding areas. Blaydon Railway Station is less than a 10-minute walk away, offering regular services to Newcastle and beyond, while several bus routes run along Blaydon Bank and the surrounding streets. The area is predominantly residential with a mix of commercial uses nearby.

## Description

We are pleased to bring to the market this two-storey, flat-roofed commercial property comprising a self-contained basement/lower ground floor and first-floor office accommodation with kitchen facilities.

Formerly occupied by Durham Army Cadet Force the property previously featured a rifle range in the basement and the upper levels as offices.

The building offers versatile accommodation and would be suitable for a variety of commercial, community or alternative uses, subject to obtaining the appropriate planning consents and use class.

## Floor Area

| Area                          | Sq. m.     | Sq. ft       |
|-------------------------------|------------|--------------|
| Lower Ground Floor / Basement | 163        | 1,754.5      |
| First Floor                   | 104        | 1,119.5      |
| <b>Net Internal</b>           | <b>267</b> | <b>2,874</b> |

## Viewing

Strictly by appointment through this office.

## Tenure

Freehold

## Viewing

Strictly by appointment through this office

## Auction

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## Rateable Value

The 2025 Rating List entry is Rateable Value £TBC.

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2. The photographs show only parts of the property as they appeared at the time taken.
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