



**3 Browns Buildings,
Front Street, Dilton, County Durham, DH9 9AB**

- Mixed use three storey investment
- Ground floor retail with three bedroom maisonette
- Floor Area 121.8 sq. m. (1,311 sq. ft.)
- Producing £9,000 per annum rental income
- Prominent position in the heart of Dilton village
- Fully let to Pretty Little Pieces gift shop

Freehold £120,000

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Location

The property is prominently situated in the heart of Dipton, a popular residential village in County Durham, approximately 5 miles west of Stanley and 10 miles south-west of Newcastle upon Tyne. The property enjoys a highly visible position on Front Street (B6309), the main thoroughfare through the village, benefiting from steady local traffic and good accessibility.

Description

The property comprises a well-presented, mid-terrace, three-storey sandstone building beneath a pitched slate roof. The ground floor provides a self-contained retail unit, while the upper floors offer spacious residential accommodation arranged over the first and second floors, with an additional room within the converted loft space.

The property is well maintained throughout and benefits from double-glazed windows and gas central heating. The maisonette can be accessed either internally from the retail unit or independently via a private rear entrance, offering flexibility for occupation or re-letting.

Currently let to a tenant, this property represents a mixed-use investment, providing an immediate income stream with potential for future rental growth or redevelopment (subject to necessary consents).

Area	sq. m	sq. ft.
Ground Floor		
Retail Area	40.92	440.39
Office / WC	12.71	136.79
Outhouse/Store	8.97	96.54
First Floor		
Living Room	13.97	150.40
Kitchen	8.44	90.85
Shower/WC	2.6	27.98
Second Floor		
Bedroom	15.17	163.31
Bedroom	9.91	106.65
Loft		
Bedroom/Store	9.10	97.95
Total	121.79	1,310.86

Rental Income / Tenant

£9,000 per annum - The entire property is currently let to Pretty Little Pieces, a gift shop, under a lease that is presently operating on a rolling basis.

Yield

7.5 %

Price

£120,000

Tenure

Freehold

Viewing

Strictly by appointment through this office.

Rateable Value

The 2025 Rating List entry is Rateable Value £2,550

Council Tax Band

A

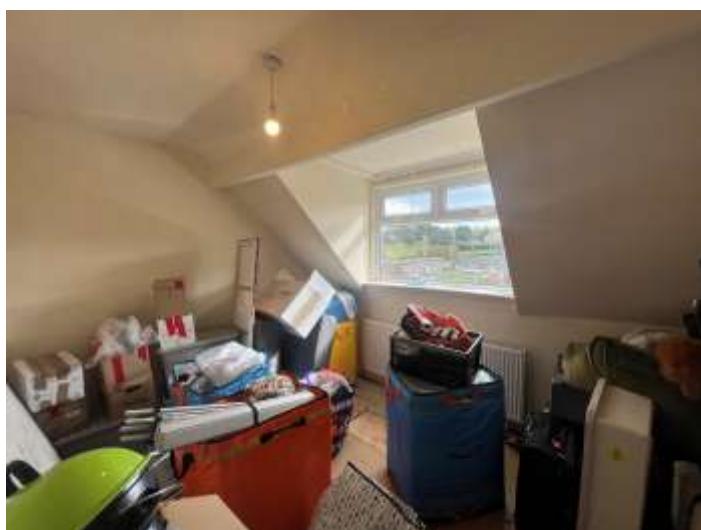
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3. Any areas, measurements and distances given are approximate only.

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