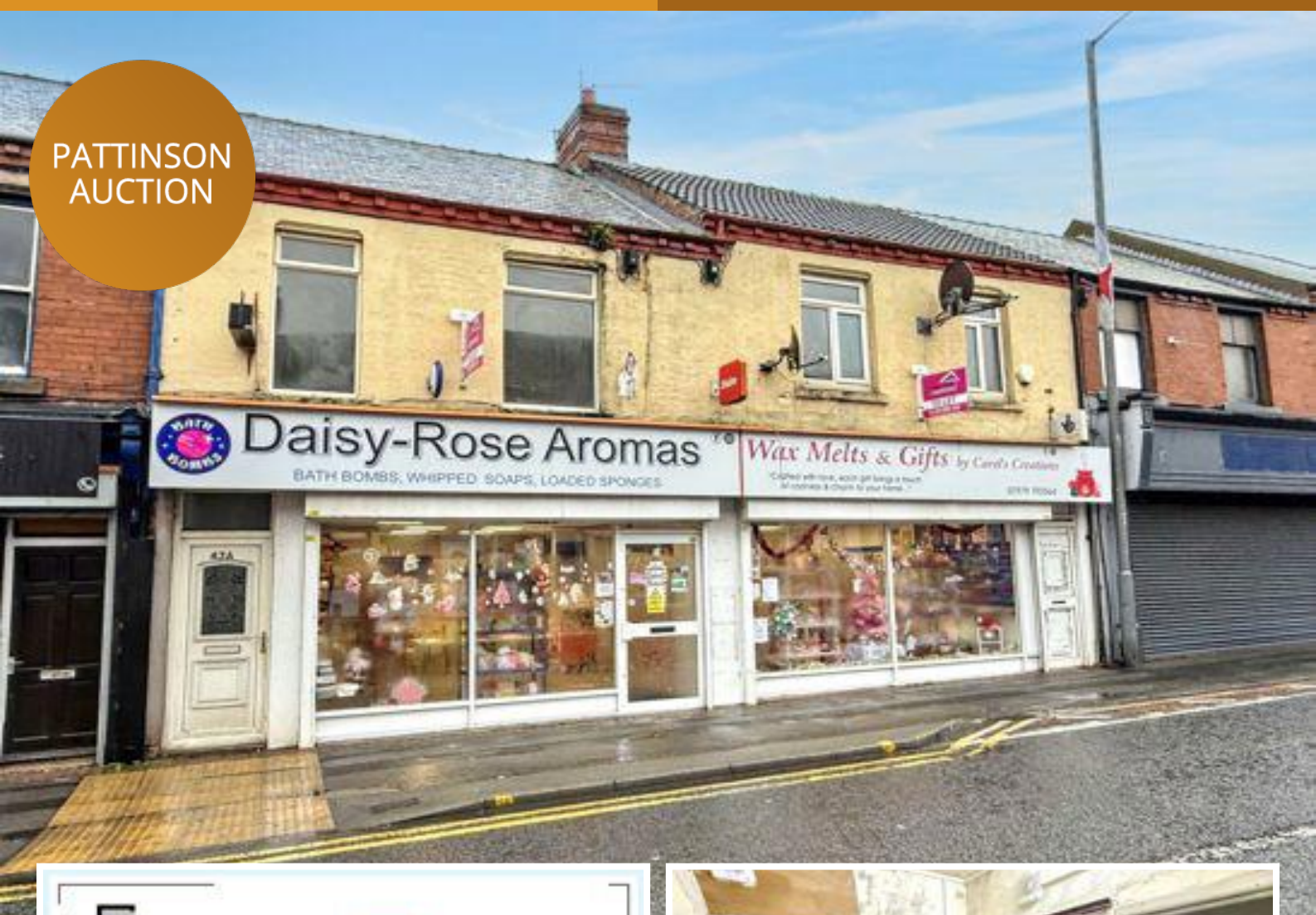


**Retail in TS27**

Middle Street, Blackhall Colliery, Hartlepool  
Durham, TS27 4EE

**£95,000** Starting Bid

- ✓ Buyers Beware
- ✓ Mixed-use property
- ✓ Ground-floor retail unit
- ✓ Two 1-bedroom flats above



## Summary

- Property Type: Retail - Parking: Allocated
- Price: Starting Bid £95,000

## Description

TO BE SOLD VIA AUCTION

An excellent opportunity to acquire a prominent mixed-use property in the busy retail centre of Blackhall Colliery, Hartlepool. This versatile building comprises a ground-floor retail unit with W/C and kitchen facilities, along with two self-contained first-floor two 1 bedroom flats, making it an attractive prospect for both business owners and investors.

The retail unit enjoys a highly visible frontage, offering outstanding exposure to passing footfall and traffic—ideal for attracting customers and supporting a wide range of commercial uses. Inside, the generous floor area provides superb flexibility, making the space suitable for new start-ups, expanding businesses, or those seeking well-positioned premises in a thriving location.

Above the shop, the two 1-bedroom flats each achieve a rental income of approximately £450 PCM, while the ground-floor retail unit currently generates £400 PCM. This provides a combined achievable rental income of around £1,300 PCM.

Perfectly situated to benefit from strong local footfall and excellent transport links, the property offers convenient access for customers, tenants, and staff.

With an approximate total floor area of 2,100 sq ft, A rare chance to secure a prominent, income-producing mixed-use building with fantastic investment potential. Early viewing is highly recommended.

For further details, contact Pattinson Estate Agents.

EPC Rating: A

## Tenure

Freehold - Title

## Accommodation

Ground floor:

Shop, 2 x store rooms, kitchen, w/c.

Upper floors:

Flat One - Entrance hall, dining, kitchen, stairs, landing, 1x bedrooms, lounge.

Flat One - Entrance hall, stairs, kitchen, landing, 1x bedroom, lounge.

## EPC

Energy rating D

## Rateable Value

The adopted rateable value is £6,800 from 1 April 2023

Sourced from VOA.

## Additional Info

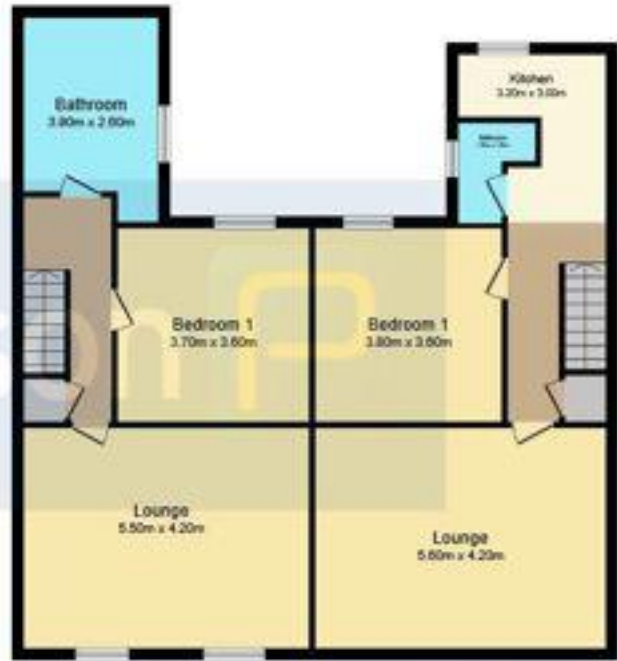
For further information, to register your interest and viewings - (strictly by appointment only through Pattinson's), please contact our office directly.

Plot





**Ground Floor**  
Floor area 111.0 sq.m.



**Flat 1      Flat 2**  
**First Floor**  
Floor area 109.4 sq.m.

Total floor area: 220.4 sq.m.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.co](http://www.Propertybox.co)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>		92	
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			1
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

**Middle Street, Blackhall Colliery, Hartlepool, Durham, TS27 4EE**

Contact your local branch today for more information on this property:

**Mercantile House Kingfisher Way, Silverlink Business Park, Wallsend, Wallsend, NE28 9NY, [www.pattinson.co.uk](http://www.pattinson.co.uk)**

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