



Retail in DH6

Alexandra Terrace, Wheatley Hill, Durham,
Durham, DH6 3JW

£50,000 Starting Bid

Tenure

Freehold

Allocated parking

Property features

- ✓ Commercial Property For Sale
- ✓ Freehold Title
- ✓ Prominent Location
- ✓ Suitable for a Variety of Uses
- ✓ Development/Investment

Arrange a viewing

Commercial North East

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For sale via secure sale online bidding - terms and conditions apply.

Substantial Freehold Mixed-Use Property | Vacant Possession | No Upper Chain | Approx. 1,697 sq ft | Excellent Development Opportunity (STPP)

An exciting opportunity to acquire a substantial freehold mixed-use property occupying a prominent corner position within the centre of Wheatley Hill. Offered to the market with vacant possession and no upper chain, the property extends to approximately 1,697 sq ft (158 sq m) and presents an excellent opportunity for investors, developers or owner-occupiers seeking a project with significant potential.

Previously operating as a takeaway with residential accommodation above, the property now requires a programme of refurbishment and modernisation throughout to bring it back to a fully usable standard. However, its generous floor area, flexible layout and prominent location provide an excellent platform for a variety of future uses, subject to the necessary planning permissions.

The ground floor comprises a former commercial unit with a large open-plan trading area, office, lounge, dining room, utility room and WC. To the first floor are three well-proportioned bedrooms, a kitchen and shower room, providing spacious residential accommodation with scope for improvement.

The property lends itself to a number of potential uses including continued mixed-use occupation, full residential conversion, apartments, HMO accommodation, offices or alternative commercial uses, all subject to obtaining the relevant planning consents.

Occupying a highly visible corner plot on Alexandra Terrace, the property enjoys excellent roadside frontage and is conveniently located for local amenities and transport links.

The property occupies a prominent corner position on Alexandra Terrace within the centre of Wheatley Hill. The village benefits from excellent road connections via the A181 and A19, providing easy access to Durham City, Sunderland, Hartlepool and Peterlee. A range of local shops, amenities and public transport links are all within walking distance.

Price: Starting Bid £50,000

Property Type: Retail

Business Type: B & B's

Internal Size: 1528 Square Feet

Parking: Allocated

Location

Wheatley Hill Village in County Durham with local amenities like shops, schools, and parks. Wheatley Hill is around 8 miles from Durham City, offering easy access to wider shopping, transport, and cultural attractions. The village has good bus links and nearby road connections to the A1(M), making it convenient for commuting to Peterlee, Sunderland, and beyond.

Accomodation

Ground floor - Commercial unit, positioned at the front of the property with separate access

First Floor - Residential, Separate entrance - The residential element of the property features generous living space spread across two floors, including well-proportioned bedrooms, a family bathroom, a kitchen/dining area, and reception room.

Tenure

FREEHOLD Title number DU94045

Rateable Value

The current rateable value below:
£3,850 (1st April to Present)

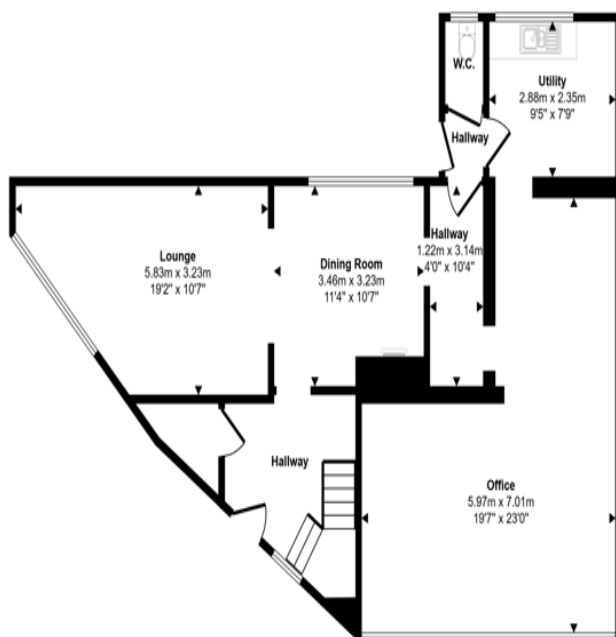
EPC

EPC RATING B - Commercial unit

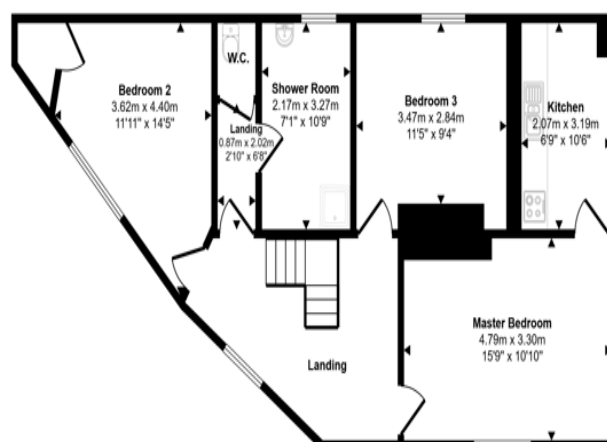
Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.

Approx Gross Internal Area
158 sq m / 1697 sq ft



Ground Floor
Approx 85 sq m / 915 sq ft



First Floor
Approx 73 sq m / 782 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

Mercantile House Kingfisher Way, Silverlink Business Park, Wallsend, Wallsend, NE28 9NY, Tel: 0191 737 1230, commercial@pattinson.co.uk , www.pattinson.co.uk

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