

FOR SALE – Offers in the Region of £164,950

12/13 Main Street

Ferryhill, Co Durham, DL17 8LA

Café Premises with Living Accommodation and Development Potential (STP)

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SITUATION/LOCATION

The property is situated on Main Street, adjacent to the Market Place, in Ferryhill town centre. The vicinity incorporates a wide variety of commercial occupiers including Cooperative Convenience Store, Greggs, Taylors Butchers and B&M together with a range of local businesses including eateries and public houses. Ferryhill is a popular market town situated approximately 7 miles south of Durham, 13 miles north of Darlington and 15 miles west of the Tees Valley affording swift commuter links across the region via A167, A1M and A19.

DESCRIPTION

Two storey mid terraced property having undergone significant recent refurbishment.

The property is of traditional construction under a pitched roof with white painted render to external elevations. Internally the ground floor forms the café premises comprising an open plan sales area for approx. 60 covers incorporating a modern contemporary fit out with kitchen and male and female wcs.

The upper floors afford a modern recently refurbished apartment comprising open plan living area with integral kitchen, two bedrooms and bathroom on the first floor. The second floor provides a second bathroom and additional accommodation presently used for office space and storage which may be suitable for further development.

Externally there is an attractive lawned garden area at the rear together with car parking accessed via the side lane.

There is a single storey block built store at the rear which we feel may be suitable for residential conversion subject to obtaining the requisite planning consents. Our clients have taken pre-application advice in this connection and further information is available from the Agent.

The property is heated by way of a gas fired central heating system with new combination boiler.

TENURE

Freehold

ACCOMMODATION

The accommodation briefly comprises:-

Ground Floor	123.49sq.m.	1,329sq.ft.
First Floor	73.74sq.m.	793sq.ft.
Second Floor	35.82sq.m.	385sq.ft.
Total Net Internal Area	233.05sq.m.	2,507sq.ft.
Rear Store	40.8sq.m.	439sq.ft.

RATEABLE VALUE/COUNCIL TAX

The Valuation Office Agency website lists the rateable value for the ground floor with effect from April 2017 at £11,750. The property falls within the threshold for small business relief and eligible occupiers should benefit from full rates relief. Interested parties are advised to take up further enquiries with the Local Authority.

Apartment – Council Tax Band A

VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT (if applicable) thereon. Where rents are quoted as inclusive figures this does not include VAT. Interested parties should clarify the incidence of VAT in any event with their legal advisors.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

Café	D-94
Apartment	E-50



18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945

IMPORTANT NOTICE: whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. The Agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

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