



Location

The property is located on Newcastle Road, the A167, in the Cross Gate Moor area of Durham, approximately 1 mile to the west of the city centre, in a predominantly residential location.

The A167 connects Durham with Darlington to the south, and Chester le Street and the A1(M) to the north.

Description

The first floor premises comprise a number of rooms that have previously been used as letting bedrooms to the first floor above a Sainsburys convenience store. They would be suitable for a continuation of that use, potentially aimed at the student market, or for use as a suite of offices. Each room currently has an en-suite shower and toilet which could be re-instated, or removed to create larger office space.

The accommodation benefits from its own private ground floor entrance to the side of the building.

Limited car parking may be available within the stores car park.

Accommodation—First Floor

The property is currently configured into a number of rooms with en-suite facilities providing a net floor area of:

72.6 sq m (780 sq ft)

(in its current layout, this excludes space taken up by the en-suites).

If converted to offices and these facilities were removed, the total net floor area would then be :

98.5 sq m (1,060 sq ft)

Lease Terms

Available on terms to be agreed on either a residential or office basis.

Rating Assessment

The premises are currently removed from the rating list and will require re-assessment on future occupation.

Interested parties should carry out their own investigations.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

EPC

There is an EPC Assessment Rating of E-119. A certificate can be made available..

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

VAT if applicable will be charged at the standard rate.

The link below provides access to the new Sainsbury's UK Property Website which provides full details on all our Sainsbury's/Argos disposals.

<https://sainsburysproperties.co.uk/>

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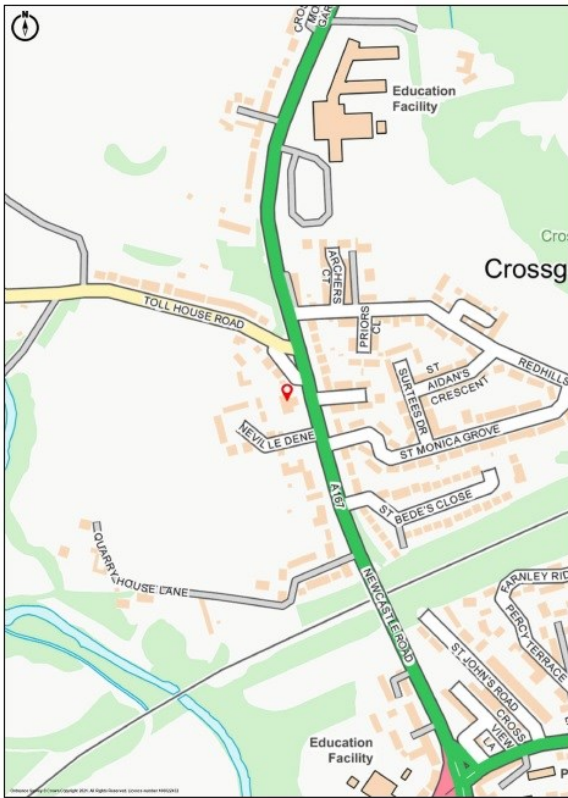
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LANDMARK INFORMATION

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Highlights



Office ./ Residential
1,060 sq ft



Variety of uses



Parking may be available



Own entrance



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