

FOR SALE – Offers in the Region of £150,000

**‘Studio 10’, Durham Street, Spennymoor,
Durham, DL16 7AT**

Versatile commercial premises that may suit a variety of business uses

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SITUATION/LOCATION

The property is situated in Middlestone Moor approximately 1 mile from Spennymoor town centre and adjacent to Clyde Terrace, the arterial route leading to the town centre from the A688. The immediate vicinity is a predominantly residential neighbourhood incorporating local amenities. Spennymoor is a popular market town situated approximately 4 miles east of Bishop Auckland, 6 miles south of Durham and 13 miles north of Darlington with swift access across the region via the A688, A167 and A1M.

PREMISES

Detached commercial premises presently occupied by our client as a Dance School.

The property is of traditional stone construction under a multi pitched and slate tile covered roof.

Internally the property is arranged to provide a vestibule entrance to reception, office/meeting/ studio room and a large open plan dance hall on the ground floor. There is additional studio and storage space on the first floor.

The property is heated by way of a gas fired central heating system and there is parking for up to 3 cars at the rear.

DEVELOPMENT POTENTIAL

The property may suit a variety of alternative commercial uses or re-development opportunities subject to obtaining any necessary statutory or planning consent's. The main dance hall benefits from good working height and this area would lend itself to the addition of a mezzanine level, in our opinion.

TENURE

Freehold

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

ACCOMMODATION

The accommodation briefly comprises:-

Ground Floor

Vestibule	2.8sq.m.	30sq.ft.
Reception	14.29sq.m.	154sq.ft.
Main dance hall	73.7sq.m.	793sq.ft.
Studio	20.47sq.m.	220sq.ft.
Breakout	24.1sq.m.	259sq.ft.
Office	11.68sq.m.	126sq.ft.
First Floor	58.72sq.m.	632sq.ft.
Net internal area approx.	205.76sq.m.	2,214sq.ft.

Dance Hall height approx. 4.23 min
5.19m max

RATEABLE VALUE

The Valuation Office Agency website lists the rateable value with effect from April 2017 at £4,050. The property falls within the threshold for small business relief and eligible occupiers should benefit from small business relief.

VAT

We are advised by our client that VAT is not applicable to the purchase price.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

C-75



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