

FOR SALE – Offers in the Region of £285,000

The Laurels, Staindrop, Co. Durham, DL2 3JL

Former Restaurant/Café and well appointed 3-bed apartment

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SITUATION/LOCATION

The property fronts Front Street (A688) in the heart of Staindrop, approximately 5 miles east of Barnard Castle, 9 miles south of Bishop Auckland and 12 miles west of Darlington. Staindrop is a desirable village location incorporating local amenities including Staindrop Academy, various retailers and The Wheatsheaf Public House. The location benefits from swift transport links with access to the A67, A66 and A1(M) providing access across the region. The area is popular in the summer months with walkers and tourists and provides convenient links with Teesdale and surrounding areas. There are a number of tourist attractions around Barnard Castle and Bishop Auckland and High Force lies approximately 17 miles west.

DESCRIPTION

Grade II Listed two storey café and apartment of traditional construction incorporating painted render and held beneath a multi pitched and clay pan tile covered roof.

The ground floor provides the former café/ restaurant comprising an open plan and versatile sales area, private dining room and commercial kitchen with wcs. The accommodation incorporates a wealth of period features including stone flag floor, exposed timber beams and period fireplace.

The first floor comprises a well-appointed three-bedroom apartment.

The property is served with separate gas fired central heating systems and incorporates period timber encased sliding sash windows.

TENURE

Freehold

POTENTIAL

The property is well positioned in the Village and benefits from convenient links across the region to a number of local tourist attractions. The internal accommodation is versatile and the property may suit a variety of alternative commercial uses, sub-division or residential conversion subject to obtaining any necessary statutory/ planning/ listed building consents.

ACCOMMODATION

The accommodation briefly comprises:-

Ground Floor

Sales	51.8sq.m.	557sq.ft.
Dining	19.16sq.m.	206sq.ft.
Kitchen	17.33sq.m.	186sq.ft.
Net internal area	88.29sq.m.	949sq.ft.

Flat

Net internal area	70.4sq.m.	758sq.ft.
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RATEABLE VALUE

The Valuation Office Agency website lists the rateable value with effect from April 2017 at £7,800. The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief from rates. Interested parties should direct further enquiries to the local rating authority.

VAT

TBC

VIEWING

Strictly by appointment only through agents.

EPC

B-42



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