



For Sale

On behalf of Joint Liquidators of Northern Construction Solutions Limited

Retail/Office Premises

1 Commercial Road West
Coxhoe
County Durham
DH6 4HJ

- 2 storey retail/office/workshop premises
- Busy main road position on **B6291**
- Less than 1 mile from **A1(M)** Bowburn Interchange
- Comprising 2 storey offices **1,375 ft² (127.74 m²)**
- Garage/workshop to rear **545 ft² (50363 m²)**
- Potential residential conversion of First Floor

Head Office
51 Frederick Street
Sunderland SR1 1NF
Regulated by RICS

Location

The village of Coxhoe located approximately 5 miles south of Durham city. The property is situated on the busy main road (**B6291**) leading through the centre of the village less than 1 mile from the **A1(M)** Bowburn Interchange. The property is located on the corner of Commercial Street and West parade adjacent to Glebe Farm.

Description

The property is 2 storeys in height comprising offices and workshop store on the ground floor with offices above. The main building is of brick and pitched tiled construction and has a modern 2 storey extension to the rear with a further single storey workshop/garage of brick and profiled metal construction. The premises have been occupied for a number of years by a construction firm as offices and workshop/storage. The first floor would appear to have been converted from residential use and benefits from self-contained access from the side which could be reinstated. The property has UPVC windows and gas central heating.

Accommodation

The property briefly comprises as follows:-

Accommodation	ft2	m2
Ground Floor		
Offices/Retail	760	70.60
Garage/Workshop	545	50.63
First Floor		
Offices	615	57.13
External		
Internal yard		

Tenure

We are advised the property is held Freehold under Title Number **DU333958**.

Asking Price

Offers in the region of **£135,000 (one hundred and thirty five thousand pounds)**.

VAT

Figures quoted exclude VAT where chargeable

Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

Viewing

Contact – **Mario Jaconelli** or **Alexa Reavley**

- mario@lofthouseandpartners.co.uk
- alexa@lofthouseandpartners.co.uk
- **0191 5658844**

Rateable Value (RV)

The Valuation Office has confirmed the current Rateable Value is **£3,900**. The Uniform Business Rate for the Rates Year 2026/2027 is 38.2 p. **Based upon this assessment and subject to meeting certain criteria the tenant may be eligible for 100% Business Rates relief. Please contact the non-domestic rating department of the Local Authority for clarification**

Money Laundering Regulations

In accordance with Anti –Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

Disclaimer

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref DC1163 **EPC** Energy Rating 92/D



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