



## 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 ft<sup>2</sup> (127.74 m<sup>2</sup>)**
- Garage/workshop to rear **545 ft<sup>2</sup> (50363 m<sup>2</sup>)**
- 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
<b>Ground Floor</b>		
Offices/Retail	760	70.60
Garage/Workshop	545	50.63
<b>First Floor</b>		
Offices	615	57.13
<b>External</b>		
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](mailto:mario@lofthouseandpartners.co.uk)
- [alexa@lofthouseandpartners.co.uk](mailto: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** Awaiting information.



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