

BUSINESS SALES

VALUATIONS

AGENCY

Sales Particulars

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North East Commercial
Property & Business Agents

FREEHOLD HOT FOOD OPPORTUNITY

22 Woods Terrace, Murton,
County Durham SR7 9AG



- Former TSB bank property.
- Hot Food consent in place.
- Ground Floor extends to 1,500 sq.ft. (140 sq.m.).
- Additional rooms above of circa 620 sq.ft. (58 sq.m.).
- Located within main village centre.
- Free parking to front and rear.
- **FREEHOLD PRICE £99,000 / OFFERS**

0191 487 8566

www.northeastcommercial.co.uk

Location

The property and business opportunity is situated within a mixed use parade in the centre of this former mining village. Murton is located just off the A19, adjacent to Dalton Park Retail Park and 5 miles north of Peterlee.

The property is in the centre of the town and within what is the main shopping area, close to the Post Office and a number of small independents.

Business Opportunity

This is a large two storey end terraced building of traditional red brick construction. The property was operating as a TSB bank before closing in 2021.

The immediate area comprises a mixture of retail, commercial and residential accommodation and there is free car parking nearby. Woods Terrace is the main route running north south through the village and provides access to routes throughout the immediate region.

Full planning for a change of use to hot food was obtained and can be viewed via the Durham County Council planning portal ([DM/22/00153/FPA](#)).

There are rooms to the upper floor that could be used for staff purposes or conversion, subject to any required planning.

Property

Ground Floor:

Former Banking Hall circa 1,400 sq.ft. (130 sq.m.)
Office circa 120 sq.ft. (11 sq.m.)
W.C.

First Floor:

Modular Offices circa 620 sq.ft. (58 sq.m.)
Ladies Toilets
Gents Toilets



Permitted Trading Hours

Monday - Sunday 7.00am - 11.00pm

Services

Mains electricity, water and sewerage services are connected to the property.

Tenure

We are informed that the title is FREEHOLD. Interested parties should seek legal confirmation.

Rates

Rateable Value £9,800
Rates free incentives subject to status.

EPC

Rating - D

Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations the Purchaser or Tenant will be required to provide two forms of identification and proof of the source of income.

Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property