



**24 Woods Terrace,
Murton, Seaham, SR7
9AG
Offers in the region of:
£60,000**

Freehold

Holbrook and Co Estate agents are delighted to bring to the market this exceptional, multi-use freehold space in Seaham.

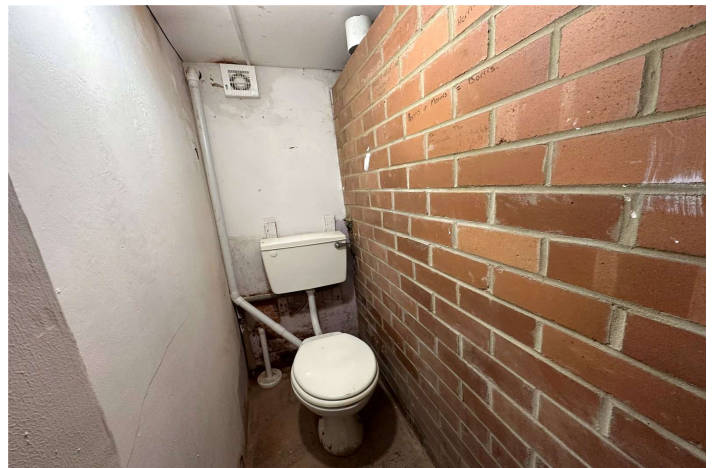
Holbrook and Co Estate agents are delighted to bring to the market this exceptional, multi-use freehold space in Saham.

This investment property comprises of a ground floor commercial shop accompanied with a two bedroom first floor flat. The property offers a floor space 130.36 sq. m (1403 sq. ft) over two floors located within this busy shopping parade of mixed use commercial and residential properties.

Ideally located on Woods Terrace the downstairs offers a large, fully refurbished commercial space with kitchen facilities to the rear and a W/C.

Access to the rear lane and a separate access to the first floor flat via a communal rear entrance. Upstairs offers a fully refurbished two bed roomed flat.

It is anticipated that the shop unit will command a rent of £600-£700 pcm and the first floor flat £475-£525 pcm which should realise an anticipated rent yield above 10%.



Rooms

Entrance Hall:

White UPVC double-glazed door at front of shop.

Commercial area:

8.7 x 4.9

Large commercial space with laminate flooring and double-glazed window to store front.

Downstairs kitchen area:

5.0 x 2.0

A range of grey base units with sink and mixer tap.

Workspace:

3.4 x 2.4

Large work area to the rear of the ground floor.

Apartment

Living Room:

4.9 x 4.1

A spacious living room with white UPVC double glazed window

Kitchen:

4.6 x 2.0

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



To the rear aspect a full range of wall and base unit. Electric cooker and hob. Sink with mixer tap and drainer. White UPVC double-glazed window.

Bathroom:

2.1 x 1.5

White suite with shower cubicle, W/C and hand basin. UPC double-glazed window.

Bedroom 1:

4.4 x 2.7

To the front aspect. White UPVC double-glazed window.

Bedroom 2:

3.4 x 2.0

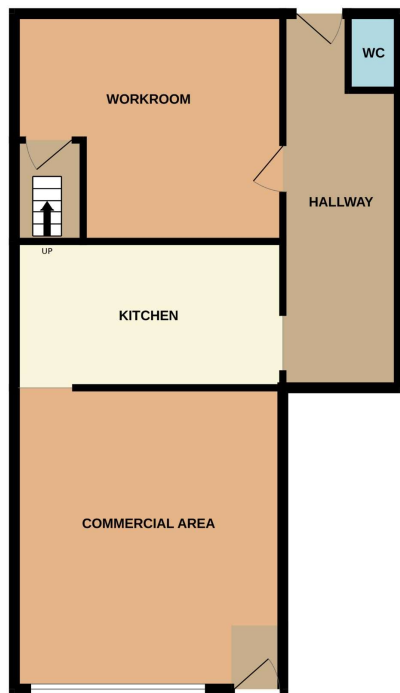
To the front aspect, White UPVC double-glazed window.

Disclaimer:

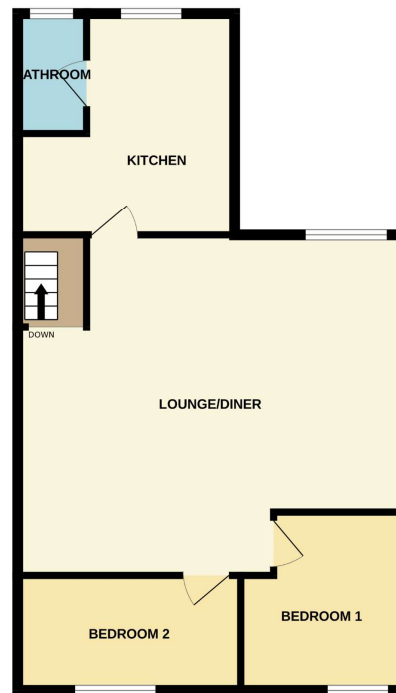
Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. MORTGAGE ADVICE It is now a legal requirement under the Estate Agents Act 1991, to establish what mortgage, if any, is required and to confirm the applicants ability to obtain this finance. If you need any help or advice over obtaining a mortgage, our mortgage department will be pleased to help and advise you on all Building Society or Bank mortgages without obligation. This service is

available even if you are not buying via ourselves. Written quotations available on request. There is no charge for this service. PLEASE NOTE that all sizes have been measured with an electronic measuring tape and are approximations only. Under the terms of the property miss-descriptions act we are obliged to point out that none of the services described in these particulars have been tested by ourselves. We present these details of the property in good faith and they were accurate at the time at which we inspected the property. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. VIEWING ARRANGEMENTS To arrange an appointment to view this property, please contact us on 01429 856565, hours are Monday-Friday 9.00am-5.00pm and Saturday 9.00am-12.00pm.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Disclaimer

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