

Commercial Development in DL17

High Street, West Cornforth, Ferryhill, Durham, DL17 9HS

£84,990 Starting Bid

Tenure

Freehold

Property features

- Mixed Use
- Two Storey Property
- Ground Floor Commercial Space
- Upper Floor Residential Space
- Freehold Title

Arrange a viewing

Commercial North East

0191 737 1154
commercial@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

****FOR SALE VIA AUCTION terms and conditions apply*****

An outstanding opportunity to acquire a prominently positioned mixed-use property in the heart of West Cornforth's bustling High Street. This substantial two-storey premises combines a highly visible ground floor commercial unit with self-contained residential accommodation above, offering exceptional flexibility for a wide range of buyers.

Whether you are an investor seeking dual-income potential, a business owner wanting to trade from your own premises, or a buyer looking to create a live–work lifestyle, this property provides adaptable space with scope to enhance and add value.

Prime Village Centre Location

Occupying a prominent frontage within the established village centre of West Cornforth, near Ferryhill, the property benefits from strong local visibility and footfall. The High Street serves the surrounding residential community and is home to independent retailers, local services, and community facilities.

Ground Floor – Commercial Premises

The ground floor offers versatile commercial accommodation with direct High Street access and display frontage, providing excellent exposure for passing trade.

Suitable for a variety of uses (subject to any necessary consents), including:

• Independent retail shop

• Office or consultancy practice

• Beauty salon or treatment rooms

• Studio, workshop or service-based business

• Café or small hospitality venture (subject to planning)

The adaptable layout allows buyers to configure the space according to their business needs.

First Floor – Residential Accommodation

The upper floor provides residential living space, ideal for:

• Owner-occupiers wishing to live above their business

• Generating additional rental income

• Short-term or serviced accommodation (subject to consent)

• Refurbishment or reconfiguration to enhance value

The residential element adds flexibility and broadens the property's appeal, making it suitable for investors, landlords, and entrepreneurs alike.

Development & Planning Potential

There may be opportunities for the incoming purchaser to explore planning permissions to alter or enhance the property's configuration, subject to local authority approval. Potential options could include:

• Reconfiguring the layout

• Improving residential accommodation

• Changing commercial use

• Further development to maximise income potential

This flexibility makes the property attractive to a wide range of buyers looking to add value or tailor the space to their requirements.

Key Features

• Prominent High Street position

• Mixed-use commercial and residential layout

• Strong live–work potential

• Dual-income investment opportunity

• Scope for refurbishment and value enhancement (subject to approvals)

• Allocated parking

Property Type: Mixed-Use (Retail with Residential)

Guide Price: Starting Bid £84,990

A versatile and affordable property offering immediate usability with future upside — ideal for entrepreneurs, investors, and owner-occupiers seeking flexibility and long-term potential.

Price: Starting Bid £84,990

Property Type: Commercial Development

Business Type: General Dealers

Internal Size: 1840 Square Feet

External Size: 1840 Square Feet

Parking: None

Location

The property occupies a visible position on High Street within the established village centre of West Cornforth, near Ferryhill, County Durham. The area comprises a mix of residential housing, independent retailers, and community facilities, serving the surrounding local population.

Tenure

Freehold. Title number DU74495.

EPC

Available upon request (rating D).

Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial.ne@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



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Contact your local branch today for more information on this property:

Mercantile House Kingfisher Way, Silverlink Business Park, Wallsend, Wallsend, NE28 9NY, Tel: 0191 737 1230, commercial@pattinson.co.uk , www.pattinson.co.uk

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