



Retail in DH6

Granville Terrace, Wheatley Hill, Durham,
Durham, DH6 3JQ

£35,000 Starting Bid

Tenure

Freehold

On Street parking

Property features

- ✓ No chain
- ✓ Freehold Title
- ✓ Suitable for a Variety of Uses
- ✓ Excellent Transport Links
- ✓ Close to Local Amenities

Key Information



Heating supply: Electric

Description

Retail Commercial Property for Sale – Prime High Street Location

An excellent opportunity to acquire a well-presented retail commercial property with potential for mixed-use development. Ideally located in the busy centre of Wheatley Hill, Durham, this property represents a fantastic investment opportunity for discerning buyers.

The ground floor comprises a front-facing retail unit that is ready to trade and well fitted out. The premises are suitable for a wide range of retail businesses and were most recently used as an optician's practice. To the rear of the ground floor there is a kitchenette and WC.

The ground-floor retail premises have an estimated rental potential of approximately £500 per calendar month.

The first floor offers excellent potential for residential conversion (subject to the necessary planning permissions). This space could be converted into a one- or two-bedroom flat, or alternatively used for additional storage.

Externally, the property benefits from a secure enclosed rear courtyard.

Further enhancing its appeal, the property occupies a prominent High Street position with strong and consistent footfall, making it highly attractive for retail use.

Situated in Wheatley Hill, a well-established community within County Durham, the area benefits from a thriving local population and convenient access to nearby towns. Durham itself is a historic city with a growing economy, adding to the long-term investment potential.

This property is ideal for investors seeking a solid commercial investment or buyers looking to expand their business portfolio.

Viewing is highly recommended to fully appreciate the potential this property offers.

For further information or to arrange a viewing, please contact Pattinson Estate Agents.

Price: Starting Bid £35,000

Property Type: Retail

Business Type: Other/Unspecified

Internal Size: 909 Square Feet

Parking: On Street

Heating: Electric

Rateable Value

The adopted rateable values from 1 April 2026 - £2,450. Sourced from VOA

Location

The subject premises lies on Granville Terrace, Wheatley Hill. The B1279 which is main road in and out of Wheatley Hill. The premises lies 16.3 miles South West of Sunderland City Centre and 19.5 miles North of Middlesbrough Town Centre.

Tenure

Title number DU264099 - Freehold

Accommodation

Ground floor Retail unit:
Front retail room - 140 sq ft
Rear retail room - 100 sq ft

Back staff area -105 sq ft
W/c - 22 sq ft

Hallway 1 - 37 sq ft
Hallway 2 - 36 sq ft

Upper floor:

Rear room - 104 sq ft
Middle Room - 116 sq ft
Front Room - 182 sq ft
Landing - 67 sq ft

EPC

Available upon request.

Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial@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.



Granville Terrace, Wheatley Hill, Durham, Durham, DH6 3JQ

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

**126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211,
admin@yellowbrickroadestateagents.co.uk, www.ybrea.co.uk**

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 representation 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.

