



# FOR SALE

## Former Clinic Premises

Crook Health Centre, 31-32 Hope Street, Crook DL15 9HU

- Potential Residential Development Opportunity (subject to planning)
- Existing D1 Planning Use Class (Day Nursery, Vets, Worship)
- Mixed Commercial and Residential Location
- Main Road Frontage
- Good Road Links
- Detached
- Freehold
- Approx. 490 m<sup>2</sup> (5,275 sq ft)

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## LOCATION

The premises are located fronting Crook High Street in mixed commercial and residential location. Crook can be accessed via the A690 linking directly to Durham City to the North East and the A689 linking Bishop Auckland to the South.

## DESCRIPTION

The premises comprise a detached single-storey traditional brick-built building with a multi-pitched tiled roof. To the rear there is council controlled off-street carparking. Ramped access is can be gained to the front of the premises with additional access points to the rear of the premises.

Internally the property provides a mixture of consultation rooms, offices, kitchen and wc accommodation with floor coverings and double-glazed windows.

## ACCOMMODATION

The property provides the following approximate Gross Internal Area:

Ground Floor – 490m<sup>2</sup> (5,275 sq ft)

## TERMS

Offers are invited for the Freehold interest. Please contact us directly for further information.

## PLANNING

We are advised that the property currently has a D1 Planning Use Class which covers such uses as Day Nurseries, Crèches, Public Religious Worship, Veterinary Surgery and Medical/Health Services.

Pre-Application Planning enquiries have indicated that a conversion to 6-8 residential flats may be acceptable Subject to full planning being granted.

We recommend interested parties carry out their own formal enquiries with the Local Authority.

## RATING ASSESSMENT

We recommend that interested parties contact the local rating authority directly to determine the precise rates payable.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating E (110).

## VIEWING

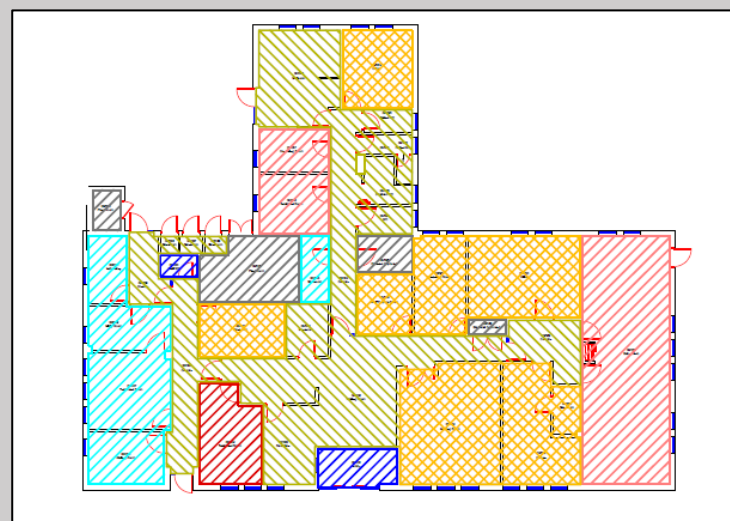
Strictly through the agents Connect Property North East:

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