



26 Newlands Drive, DN5 8HX
£175,000 Offers In Region Of
Tenure Freehold

- Multiple buying options available
- Huge Potential
- Planning Permission
- Chain Free
- Prime Location
- Off Road Parking
- Mixed Commercial and Residential Freehold
- Attractive Yields

This prominent building in Cusworth is in a prime position for trade as well as being desirable for rental accommodation. The whole property consists of a commercial shop front with kitchen, side prep room, store room, WC and small yard; A first floor one bedroom flat that has recently been fully renovated including new windows, carpets and redecoration; and a one bedroom contemporary ground floor flat with ample parking. The front of the shop has three allocated off road parking spaces and the shared yard gives access to the 1st floor one bedroom flat that has recently been refurbished throughout including new windows. The second one bedroom flat to the rear of the property has a newly paved driveway allowing for a further 3 car parking spaces. Planning permission has been obtained to develop the space above the ground floor flat to add 2 bedrooms and a bathroom which could easily be reconfigured by applying to revise the planning permission. In order to execute the planning project the buyer would need to purchase the first option of the shop and the first floor flat at £175000 as well as the ground floor flat offered at £115000. There is also a purpose built, independent kitchen/food business on the plot, currently holding a food licence that is available for sale. The independent food business also has a further 2 parking spaces. The minimum purchase is the shop and the one first floor flat that is advertised at offers in the region of £175,000. The second option would be to add the ground floor apartment that comes with the numerous parking spaces for an additional £115,000, which would allow the buyer to develop the property in accordance with the planning permission that has been granted. There is an ongoing leaseholder in the shop and a tenant in the ground floor flat creating immediate return on investment. The additional purchase available would be the purpose built kitchen with food licence for an additional £40,000. The commercial and residential accommodation all has a valid 10 year EPC well within the minimum standards required as well as a hard wired fire alarm and the property has been sound proofed to meet the Local Authority standard. Please contact the Welcome Homes Sales team for any further information required or to discuss further.



Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92- A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92- A	
(81-91) B	
(69-80) C	
(55-68) D	64
(39-54) E	
(21-38) F	
(1-20) G	0
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC