



Aurora Hairdressing, 31 Cowpen Lane
Including Flat Above



Guide Price £160,000



Aurora Hairdressing

31 Cowpen Lane, Billingham

Located in the popular Cowpen area of Billingham, this property presents an excellent investment opportunity for those seeking a mixed-use commercial and residential property. The current layout comprises a shop/retail unit on the ground floor, housing two rooms currently utilised as a barbershop and hair salon, complete with a kitchen and WC. Ideal for investors, the property also features a first-floor two-bedroom flat boasting a spacious lounge, well-appointed kitchen, bathroom, and two comfortable bedrooms. Offering double glazing and central heating, this property is currently let out, providing an instant income stream for the savvy investor.

Step outside and discover the outdoor space that this property has to offer. With an inviting shop front, the building presents a welcoming facade to potential customers or residents. The convenience of its location in a bustling area ensures consistent foot traffic, benefiting the commercial unit on the ground floor while also providing a desirable living environment for the occupants of the first-floor flat. The well-maintained exterior showcases the property's kerb appeal and investment potential. Whether you are looking to expand your investment portfolio or want to establish your foothold in this vibrant community, this commercial-residential split property with attractive outdoor space is a compelling choice for those seeking a lucrative opportunity.

While we have made efforts to ensure the accuracy of the information provided in our sales particulars, please note that we have gathered this information from the seller. Should you require further details or clarification on any specific matter, we kindly request you to contact our office where we are ready to gather evidence or conduct further investigations on your behalf.

It is important to note that Northgate has not tested any of the services, appliances, or equipment within this property. Therefore, we strongly recommend that prospective buyers arrange for their independent surveys or service reports before finalising the purchase of the property.



Shop Room One

Shop Room Two

10' 6" x 11' 10" (3.19m x 3.61m)

Shop Kitchen

11' 0" x 11' 9" (3.36m x 3.59m)

Wc

Landing

Lounge

14' 0" x 13' 0" (4.26m x 3.95m)

Kitchen

Bathroom

5' 3" x 8' 10" (1.60m x 2.68m)

Bedroom One

10' 8" x 12' 0" (3.24m x 3.65m)

Bedroom Two

8' 0" x 12' 6" (2.44m x 3.81m)

Council Tax band: D

Tenure: Freehold

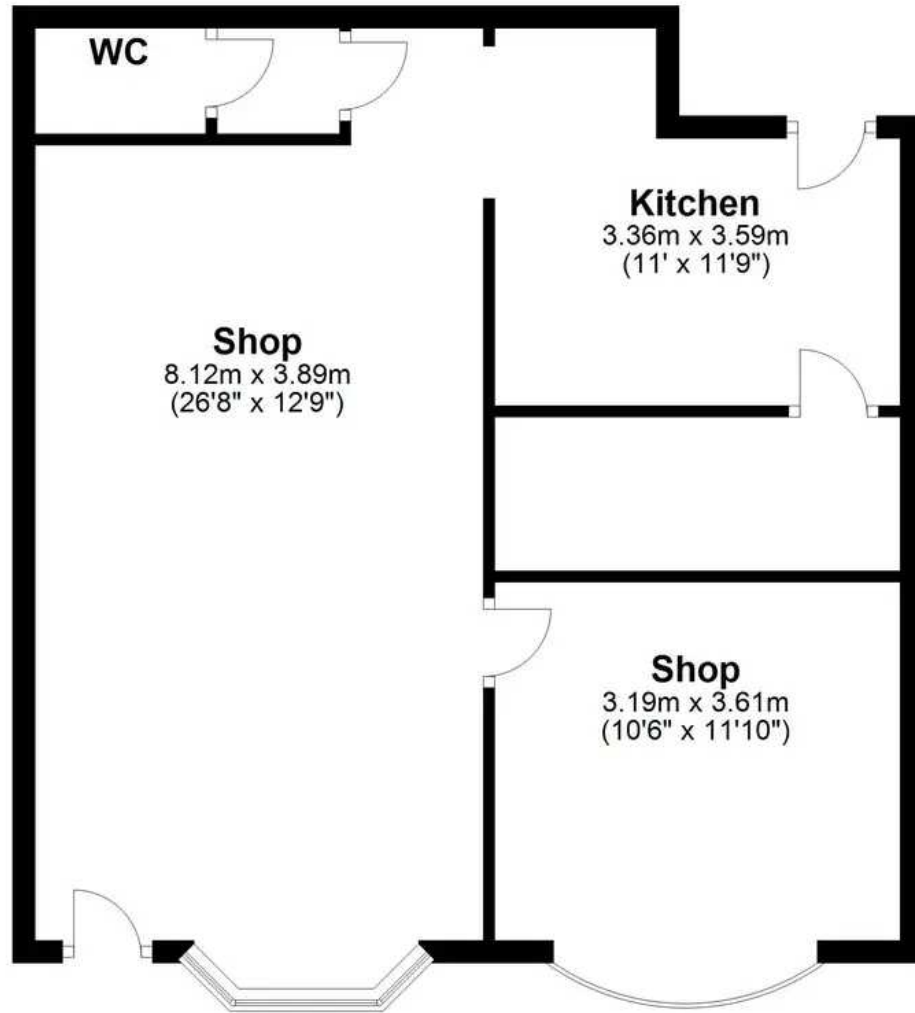
EPC Energy Efficiency Rating: TBC





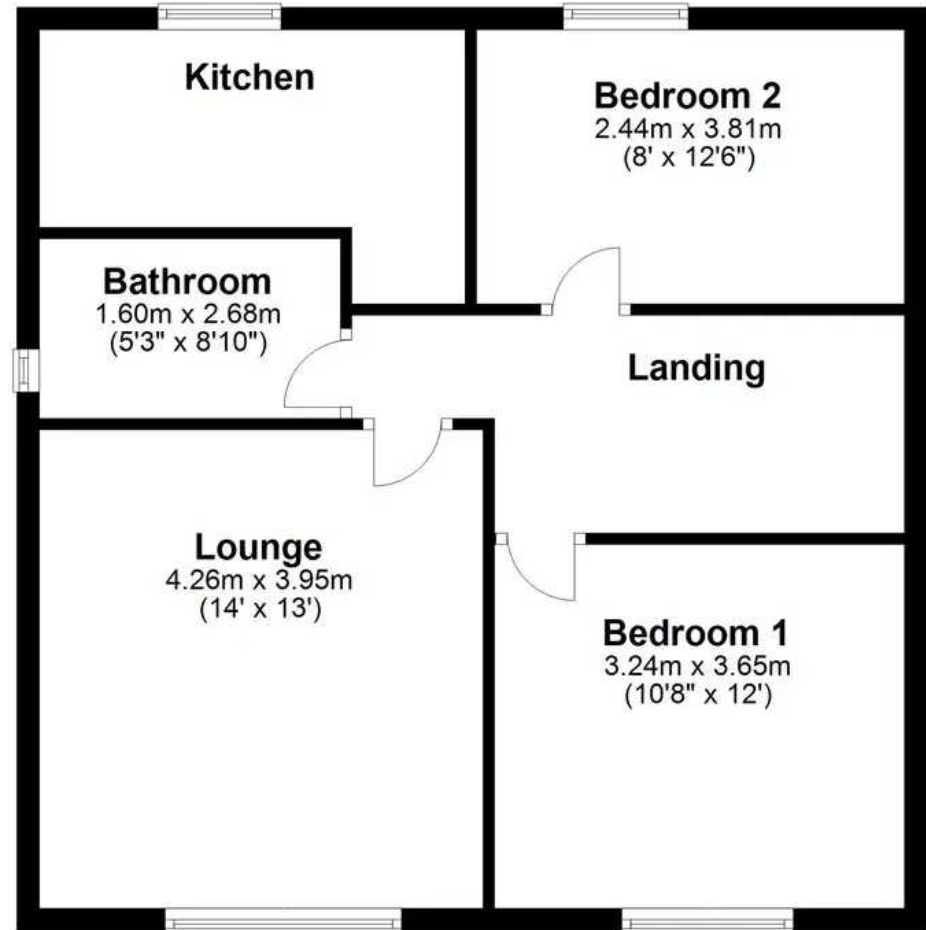
Ground Floor

Approx. 60.2 sq. metres (647.6 sq. feet)



First Floor

Approx. 60.2 sq. metres (648.1 sq. feet)



Total area: approx. 120.4 sq. metres (1295.8 sq. feet)

floor plan(s) by Northgate² for illustration purpose only all measurements are approximate.
Plan produced using PlanUp.



Northgate - Teesside

8 Town Square, Billingham - TS23 2LY

01642 813222

billingham@northgates.net

www.northgates.co.uk/

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