



Airlie Coast Road

Blackhall Colliery, Hartlepool, TS27 4HF

By Auction £125,000

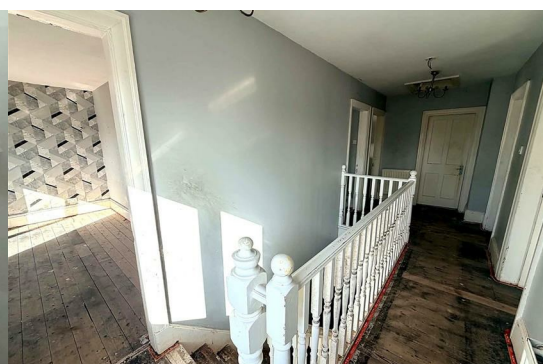


FOR SALE VIA AUCTION (TERMS APPLY) - AUCTION FEE APPLICABLE SOLD AS SEEN - AWAITING AUCTION PACK

2026-11-19 14:00

Situated on The Coast Road, Blackhall Colliery, this impressive detached property offers a unique blend of residential and commercial potential. This spacious property has been thoughtfully adapted to accommodate a variety of uses, making it an ideal investment opportunity or a versatile family home.

The ground floor has previously served as a hair salon, sunbed salon, and beauty salon, showcasing its mixed-use capabilities. This area includes two kitchens and two toilets, making it suitable for various commercial ventures or as additional living space.



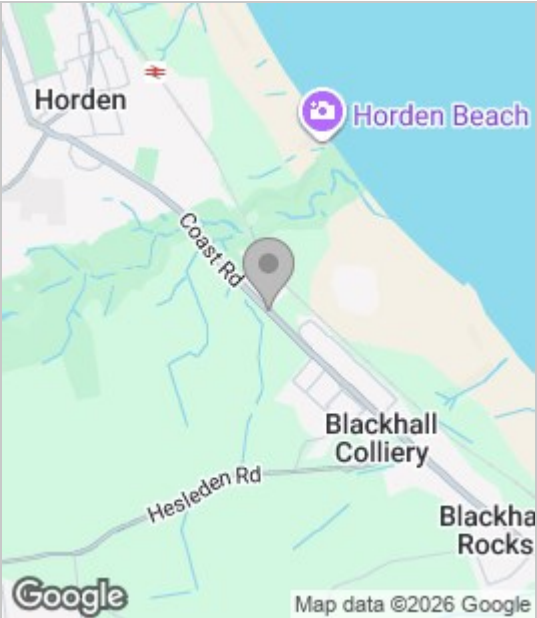
we are lead to believe that Airlie House of Blackhall Colliery was built as a doctors surgery in the early 1900's. This detached residence has had a vast amount of successful business' over the years, currently serving as a hair/beauty salon with 2 phase electric to accommodate things like commercial sunbeds.

Although the property is currently vacant, historically the rental return has been impressive at £800 per month for the commercial unit on the ground floor & £650 for the spacious 3 bedroom flat above.

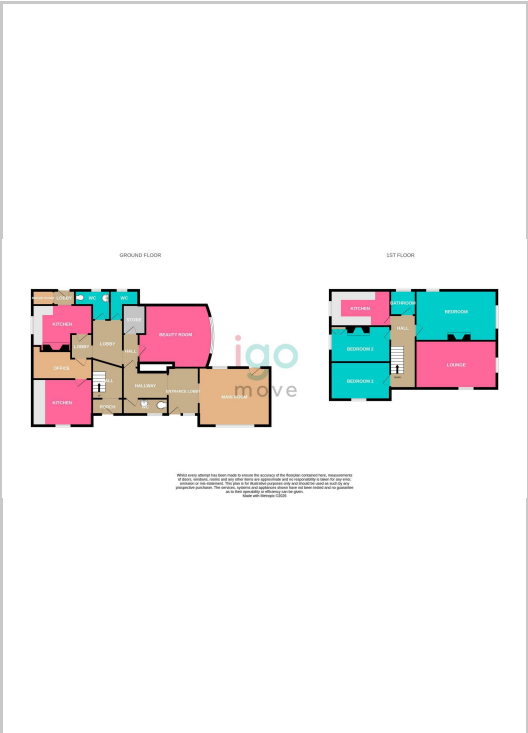
The salon: Entrance lobby area which would be ideal for a reception stand, opening onto a large open plan dual aspect room, ideal for beauty/hair, access to the rear garden area. To the left of the lobby gives access to the inner hallway, & the disabled toilet with ramp. Inner hallway leading to another room with original stone open fire which could be utilised as another private beauty room, a sunbed room, wrapping round into another lobby with additional customer WC & storage room. the first kitchen with base & wall units has a boiler room and access to the rear garden/Driveway with detached garage. The second kitchen also benefits from base and wall units with an additional office room or beauty room.

The first floor flat above comprises of: entrance hallway, staircase, bedrooms 1,2 & 3 and a large dual aspect lounge, kitchen & bathroom/WC

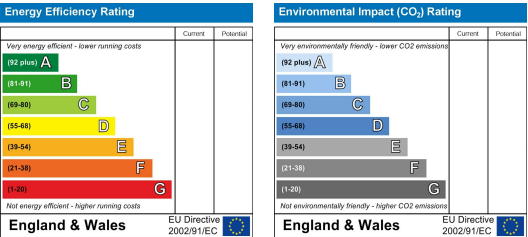
Area Map



Floor Plan



Energy Efficiency Graph



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